



Curlew Drive, Brownhills



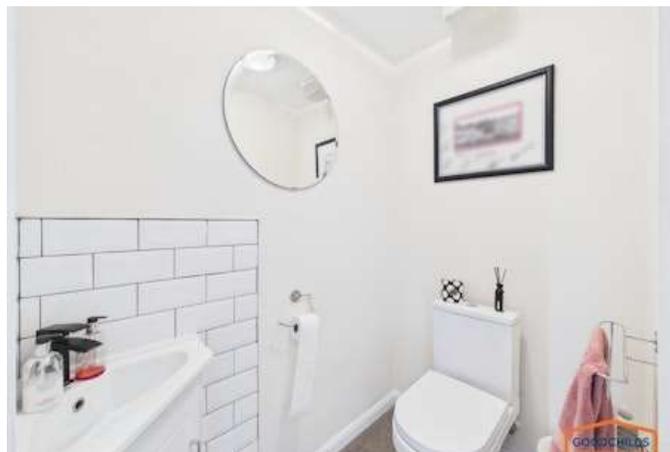
Offers over £400,000



## Key Features

- Popular location
- Quiet scenic location
- Detached family home
- Four double bedrooms
- Modern fitted Kitchen
- Separate Utility
- EPC rating C
- Freehold





**\*\*\*CANAL FRONTAGE FOUR BED DETACHED FAMILY HOME\*\*\*** Located on the popular Watermead Grange estate, the area is ideal for families and commuters with good local schools, the High Street with its many shops, supermarkets and transport links to the M6 motorway and M6 toll road, Aldridge, Cannock, Lichfield and Walsall. For nature lovers, close by are the Brownhills Commons, the nature reserves of Chasewater and the immense Cannock Chase.

The property briefly comprises; entrance hallway, living room, downstairs w.c., kitchen, dining room, utility and garage. To the first floor is four double bedrooms, with two benefitting from ensuite shower rooms and a family bathroom. The property is located on the canal and has a decked seating area.

Early viewing recommended.

Tenure: Freehold

EPC: C

Council tax: E

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Successful buyers will be required to complete anti-money laundering checks. Thirdfort, will carry out the initial checks on our behalf. The non-refundable cost is £49 inc. VAT per buyer. You'll need to pay this and complete all checks before we can issue a memorandum of sale.



### Frontage

Having block paved driveway offering parking for several vehicles and giving access to the garage. The property boundary runs directly to the waters edge where the owners have a decked seating area, the perfect spot to relax.

### Lounge

Located at the front of the property having bay window allowing in plenty of natural light and offering views of the canal.

### Kitchen

Modern fitted Kitchen having matching wall and base units with contrasting work tops and tiled splashbacks. The Kitchen benefits from integrated oven with microwave above, electric hob and extractor.

### Dining room

Having French doors leading out into the rear garden and additional units to match the Kitchen.

### Utility

Separate Utility room having under counter space for two appliances and access to both the garage and rear garden.



### Bedroom one

Double bedroom located at the front of the property having built in wardrobes and ensuite shower room.

### Ensuite

Partially tiled ensuite shower room having cubicle with mains shower, basin and w.c.

### Bedroom two

Double bedroom currently being used as an office space, benefitting from ensuite shower room.

### Ensuite

Having shower cubicle, basin and w.c.

### Bedroom three

Double bedroom positioned at the front of the property benefitting from built in storage cupboard and canal side views.

### Bedroom four

Double bedroom positioned at the front of the property benefitting from built in storage cupboard.

### Family bathroom

Fully tiled bathroom having mains rainfall shower over bath, large vanity basin with lots of storage and w.c.

### Rear garden

Enclosed rear garden having patio area with steps leading up to the lawn area.







Ground floor

Approximate total area<sup>(1)</sup>  
133.9 m<sup>2</sup>



Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

