Cottons
CHARTERED SURVEYORS



22 Brindle Road, Walsall, WS5 4EH

£265,000



- Three Double Bedrooms
- Gas Fired Central Heating
- Garage and off road parking
- UPVC double Gazing
- Conservatory
- EPC Rating C

Cavendish House, 359 - 361 Hagley Road Edgbaston, Birmingham, B17 8DL
Tel: 0121 247 4747 Email: sales@cottons.co.uk
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A well-presented three storey, three-bedroom family home, the property benefits from UPVC double glazing, gas fired central heating, en suite to master plus three double bedrooms. The property also has a conservatory and garage, and private garden. Ideally located for nearby Yew Tree School and Q3 Academy. EPC: C

Property Tenure
Freehold

Council Tax Band
C

Fixtures and Fittings
All fixtures and fittings mentioned in these particulars of sale are included in the asking price. All others are specifically excluded, but some items may be available by separate negotiation.

ACCOMMODATION

Ground Floor

Entrance Hallway
Having door to garage, store room with plumbing for washing machine

Kitchen *9' 2" x 7' 11" (2.80m x 2.41m)*
Having range of matching modern wall and base units, built in oven and hob, UPVC double glazed window to front

Lounge *15' 3" x 12' 2" (4.66m x 3.72m)*
UPVC double glazed window and French doors to conservatory, central heating radiator.

Conservatory *12' 10" x 7' 3" (3.92m x 2.20m)*

First Floor

Bedroom 1 *8' 3" x 12' 3" (2.52m x 3.73m)*
UPVC double glazed window, central heating radiator

Bedroom 2 *8' 0" x 12' 3" (2.44m x 3.74m)*
UPVC double glazed window, central heating radiator

Family Bathroom *6' 5" x 5' 7" (1.95m x 1.69m)*
Panel bath with shower over, wash basin and WC.

Second Floor

Bedroom 3 *13' 3" x 12' 3" (4.03m x 3.73m)*
UPVC double glazed window, central heating radiator and dressing area, with wardrobe (1.58m x 0.88m)

En-suite *10' 0" x 7' 11" (3.05m x 2.41m)*
UPVC double glazed window, central heating radiator, corner bath, wash basin, wc and shower cubicle

Outside
Front: Driveway allowing for off road parking and access to garage.
Rear: lawned garden.










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