



THIRD AVENUE

Fourth Avenue  
Brownhills



# Fourth Avenue Brownhills



Lovett&Co. Estate Agents are pleased to offer for sale this three bedroom terraced property.

The property is in need of renovation and would be suitable for investors, builders, home movers & first time buyers

Situated on a generous plot, there is vehicular access to both the front and rear of the property with a driveway to the front and garage to the rear.

Internally it briefly comprises: porch, hallway, large rear lounge, kitchen/diner, WC and rear entrance, landing, three double bedrooms and a family bathroom.

Other features include gas central heating and UPVC windows.

It is situated in the village of Brownhills, just a few minute walk from Chasewater and in close proximity to the local primary school and local amenities including park and shops. Commuter benefits include A5, A38 and the M6 toll Road linking the Midlands Motorway network and there are both Cross and Inter City railway lines available from Lichfield Cathedral City with its tourist links and Garrick Theatre, being approximately 5 miles away.

## **PORCH:**

## **ENTRANCE HALL:**

## **LOUNGE:**

15' 11" x 12' 0" (4.86m x 3.67m)

## **KITCHEN:**

11' 4" max x 14' 5" max (3.45m x 4.40m)

## **REAR ENTRANCE:**

## **GUEST WC:**

## **FIRST FLOOR LANDING:**

## **BEDROOM ONE:**

13' 0" x 12' 2" (3.95m x 3.71m)

## **BEDROOM TWO:**

14' 1" x 8' 0" (4.28m x 2.45m)

## **BEDROOM THREE:**

7' 9" x 10' 11" (2.37m x 3.33m)

## **FAMILY BATHROOM:**

4' 9" x 7' 11" (1.45m x 2.41m)

## **EXTERNALLY:**

At the front is a paved drive with parking for several vehicles which leads to the front entrance door. The private rear garden is enclosed by fenced borders with gated side access and double gated vehicular access to the rear, garage, patio area ideal for entertaining, lawn, shed, various trees, shrubs and flowerbeds.

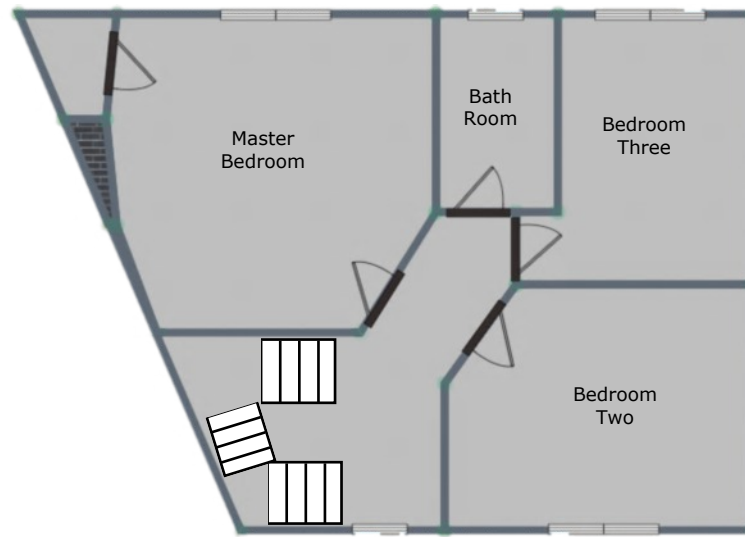
## **VIEWING:**

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

## **DISCLAIMER:**

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