



Swanside Court
Lindon Drive, Brownhills

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Lovett&Co. Estate Agents are pleased to offer for sale this well presented two bedroom terraced house set on a quiet canal side development within walking distance of a wide range of local amenities

The property briefly comprises: entrance hallway, front lounge, inner hallway with doors to the kitchen, guest WC and store cupboard, landing, two double bedrooms and modern family bathroom.

The property was built in 2016 and has approximately 2 years remaining on the NHBC guarantee. Other benefits include: UPVC double glazing and gas central heating throughout.

It is situated in Brownhills, within 5 minutes walk of local amenities, including a variety of 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 it's tourist links and Garrick Theatre, being approximately 4 miles away.

RECEPTION HALLWAY:

Front entrance door, stairs to first floor accommodation and door to lounge.

LOUNGE:

11' 8" x 9' 5" (3.56m x 2.87m)
Carpeted flooring, coving, TV & phone sockets, ceiling light point, radiator, window

to front and door to small hall with further doors to guest w/c, storage cupboard and to kitchen-diner.

OPEN PLAN KITCHEN-DINER:

7' 9" x 15' 2" (2.36m x 4.62m)
Range of matching wall and base units incorporating cupboards, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated oven and four ring hob with extractor hood, space for further appliances, laminate flooring, recessed ceiling spot lights, radiator, window and door to rear garden.

GUEST WC:

Suite comprising: low level WC, wash hand basin, radiator, light point, laminate flooring and window to the side.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, loft access hatch, doors off to two bedrooms and family bathroom.

MASTER BEDROOM:

9' 10" x 11' 8" (3.00m x 3.55m)
Built in wardrobe and storage cupboard, carpeted flooring, radiator, ceiling light point, and window to front.

BEDROOM TWO:

6' 11" x 15' 2" (2.12m x 4.62m)
Carpeted flooring, ceiling light point, radiator and window to rear.





MODERN FITTED FAMILY BATHROOM:

White suite comprising: bath with shower over and screen, wall mounted wash hand basin, w/c, part tiled walls, laminate flooring and radiator.

EXTERNALLY:

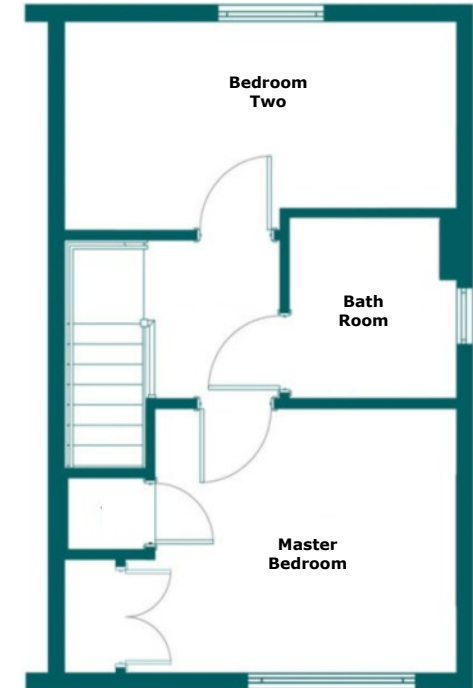
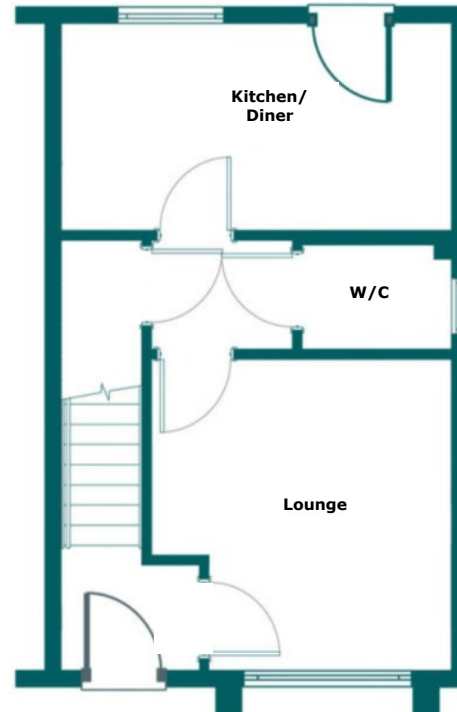
At the front is parking for one vehicle on the front driveway with step up to the front door. The private rear garden is enclosed by fenced borders with gated rear and side access and features: paved patio area ideal for entertaining, lawn and shed.

VIEWING:

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

DISCLAIMER:

These particulars are set up as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as representations or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Lovett&Co has any authority to make or give any representation or warranty whatsoever in relation to this property.



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