



**Commonside
Walsall Wood/Brownhills**

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Lovett&Co. Estate Agents are pleased to offer TO LET this well presented three bedroom semi detached house.

The property features a spacious open plan living/dining area with modern fitted kitchen, front lounge, reception hallway plus entrance porch. Upstairs are three bedrooms, modern fitted bathroom and separate w/c plus landing area.

Externally the property offers a two car driveway and private rear garden.

It is situated between Walsall Wood and Brownhills with the property ideally located for access into Walsall, Cannock, Lichfield City, Sutton and Alridge Town centres, all offering an abundance of amenities, with the benefit of Brownhills High Street also being within walking distance. There are excellent local schools nearby for both primary and secondary pupils, as well as leisure facilities and nature reserve. Commuter benefits include the A38, A5 gaining access to the midlands Motorway network as well as the Chester Road leading directly into Birmingham.

BEDROOM TWO:
2.77m x 3.61m

BEDROOM THREE:
2.66m x 2.47m

FAMILY BATHROOM:

VIEWING:

Please contact us on 01543 889410 if you would like to arrange a 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. The sellers has given permission for all descriptions, dimensions, references to conditions, tenure, service charges and necessary permissions for use, occupation and other details to be used and we have taken them in good faith whether included or not & whilst we believe them to be correct, 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 and have this certified during the conveyancing by their solicitor. 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.

RECEPTION HALL:

LOUNGE:
4.45m x 3.45m

KITCHEN:

OPEN PLAN LIVING/DINING AREA:
6.33m x 2.73m

FIRST FLOOR LANDING:

BEDROOM ONE:
3.46m x 3.61m

