



Lichfield Road  
Brownhills

# Lichfield Road Brownhills



Lovett&Co. Estate Agents are delighted to offer for sale this renovated three bedroom semi-detached house set on a large end corner plot.

The property has undergone a full refurbishment with work carried out including: rewiring, new gas central heating system and radiators, re-plastering, new doors and windows, flooring as well as new fitted kitchen, bathroom and guest WC.

Internally, the floorplan comprises: large open plan kitchen diner with entrance from the front, hallway, spacious rear lounge, guest WC, landing, three well proportioned bedrooms and a modern fitted shower room.

Externally the property features, gated front driveway offering off-road parking, plus a substantial private rear garden with patio and lawn area, with potential to add a further garage and parking to the rear (subject to planning).

The property is well placed to take advantage of a wide range of amenities in Lichfield, Cannock & Walsall town centres, all being approximately four miles away, with local facilities also available on Brownhills High Street. 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 also available from Cannock & Walsall.

## **OPEN KITCHEN-DINER:**

14' 3" x 14' 10" max (4.35m x 4.51m)

Range of matching new fitted wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono

tap, cooker with extractor hood, oven and 4 ring hob with extractor fan, space and plumbing for further white goods, laminate flooring, ceiling spot lights, under stairs store cupboard, ample room for dining table and chairs as well as sofa, UPVC windows and composite entrance door to the front, door into the hallway.

## **HALLWAY:**

Laminate flooring, ceiling light point, radiator, stairs to the first floor and doors to the guest WC, kitchen-diner and rear lounge.

## **LOUNGE:**

14' 7" x 11' 6" (4.45m x 3.51m)

Carpeted flooring, ceiling light points, radiator and patio doors to the rear garden.

## **GUEST WC:**

3.56m (11' 8") x 3.3m (10' 10")

Modern fitted suite comprising: cabinet basin, low level WC, radiator, light point, laminate flooring and window to the side.

## **FIRST FLOOR LANDING:**

Carpeted flooring, ceiling light point, doors off to three bedrooms, family bathroom and access to the loft space.

## **BEDROOM ONE:**

14' 7" x 10' 3" (4.45m x 3.12m)

Carpeted flooring, radiator, ceiling light point and window to the front.

## **BEDROOM TWO:**

7' 5" x 11' 8" (2.25m x 3.55m)

Carpeted flooring, ceiling light point, radiator and window to rear.





**BEDROOM THREE:**

6' 11" x 11' 8" max (2.12m x 3.55m)  
Carpeted flooring, window to front, ceiling light points and radiator.

**SHOWER ROOM:**

White suite comprising: walk in shower cubicle with mains fitted shower, pedestal wash hand basin, low level W/C, wall tiling, vinyl flooring, heated towel rail, ceiling spot lights and window to side.

**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.



