



Watling Street  
Brownhills

# Watling street Brownhills



Lovett&Co. Estate Agents are pleased to offer for sale this well presented bespoke three bedroom detached family home set within a superb private canal side location.

Occupying a good sized plot with a large rear garden, the tastefully decorated property features a spacious open plan lounge-diner, modern fitted breakfast kitchen, well equipped bathroom, open reception hallway, good sized bedrooms as well as off road parking for two/three vehicles.

It is situated in Brownhills with the property ideally located for access into Walsall, Cannock, Lichfield City, Sutton and Aldridge 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.

The property has two floors; on the ground floor: reception hallway, lounge-diner, fully fitted kitchen and utility with w/c. On the top floor: three bedrooms and family bathroom. The property benefits from UPVC double glazing and central heating through out.

## RECEPTION HALL:

Composite front entrance door, carpeted flooring, ceiling light point, useful storage cupboard, radiator, stairs to first floor

accommodation and doors to kitchen and lounge.

## LOUNGE-DINER:

12' 4" x 24' 9" (3.77m x 7.55m)

Carpeted flooring, TV & phone sockets, ceiling light point, radiator, window to front and window to rear.

## MODERN FITTED BREAKFAST KITCHEN:

9' 11" x 11' 6" (3.03m x 3.50m)

Range of matching wall and base units incorporating display cabinets and work surfaces, inset bowl sink and drainer with mono tap, integrated oven and 4 ring hob with extractor hood, tiled splash backs, wooden flooring, ceiling light point door to utility and bay window to rear.

## UTILITY:

9' 0" x 10' 9" (2.75m x 3.28m)

Space and plumbing for appliances, ceiling light point, window to rear and door to w/c.

## FIRST FLOOR LANDING:

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

## MASTER BEDROOM:

12' 5" x 13' 0" (3.78m x 3.95m)

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

## BEDROOM TWO:

12' 5" x 11' 6" (3.78m x 3.50m)

Built in wardrobe, carpeted flooring, radiator, ceiling light point and window to rear.





### BEDROOM THREE:

10' 0" x 6' 6" (3.05m x 1.97m)

Carpeted flooring, window to front, ceiling light points and radiator.

### FAMILY BATHROOM:

White suite comprising: bath, shower cubicle, pedestal wash hand basin, W/C, part wall tiling, tiled flooring, recessed ceiling spot lights, radiator and window to rear.

### EXTERNALLY:

At the front is a lawn, to the left is a drive with parking for two/three vehicles. The good sized private rear garden is enclosed by fenced borders with gated side access and features; patio area ideal for entertaining, lawn and various trees.



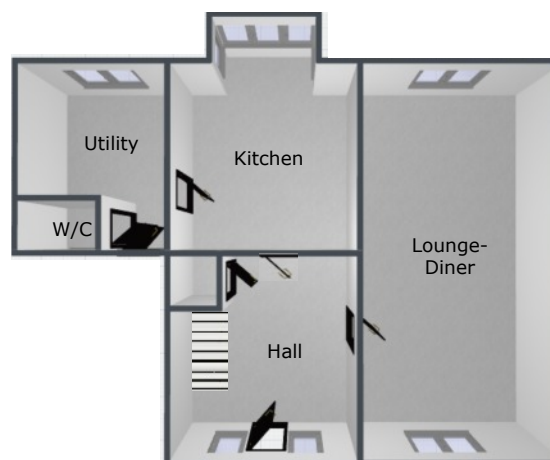
### VIEWING:

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

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Ground Floor



First Floor

