



Knaves Castle Avenue  
Brownhills

# Knaves Castle Ave Brownhills

Lovett&Co. Estate Agents are pleased to offer for sale this deceptively spacious three bedroom semi-detached family home situated in a quiet cul-de-sac in a popular residential area of Brownhills.

The property has a modern finish throughout and briefly comprises: entrance porch/hallway, spacious open plan lounge-diner, modern fitted kitchen, conservatory, integral garage, landing, three double bedrooms and a large family bathroom.

Externally there is a private driveway offering parking for up to three vehicles, plus a sunny south west facing private rear garden with patio and lawn areas, ideal for families to enjoy and for entertaining guests.

Other benefits include: UPVC double glazing and gas central heating throughout.

It is situated in the village of Brownhills, just a few minutes walk from Chasewater and in close proximity to the local primary school and local amenities including park and shops. More amenities can be found in Brownhills along the High Street or in nearby Burntwood.

## **PORCH/HALLWAY:**

UPVC entrance door, tiled flooring, light point, radiator, stairs to the first floor and door to the lounge.

## **LOUNGE-DINER:**

3.19 x 7.08 (10'5" x 23'2")

Feature fireplace, laminate flooring, TV aerial sockets, ceiling light points, radiators, window to the front, patio doors to the conservatory and door to the kitchen.



## **KITCHEN:**

3.58 x 2.88 (11'8" x 9'5")

Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, space for a cooker, fridge-freezer, tiled flooring, spot lights, radiator, window to the rear and door to the side passage accessing the garden.

## **CONSERVATORY:**

3.34 x 3.6 (10'11" x 11'9")

Pitched poly-carbonate roof with a UPVC frame set on a brick base, ceiling light, laminate flooring, double glazed windows and French doors to the garden.

## **FIRST FLOOR LANDING:**

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

## **BEDROOM ONE:**

3.58 x 2.73 (11'8" x 8'11")

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

## **BEDROOM TWO:**

3.18 x 4.3 (10'5" x 14'1")

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

## **BEDROOM THREE:**

3.56 x 3.21 (11'8" x 10'6")

Built in wardrobe, carpeted flooring, ceiling light points and window to the front.

## **LARGE FAMILY BATHROOM:**

White suite comprising: roll top bath with chrome taps and shower attachment, separate shower





cubicle, pedestal wash hand basin, heated chrome towel rail, low level W/C, wall tiling, ceiling light and window to rear.

**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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**First Floor**



