



Silver Street
Brownhills

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Lovett&Co. Estate Agents are pleased to offer for sale this modern and well presented two bedroom semi-detached house situated on a popular residential development in Brownhills.

Overlooking the canal to the front and just a short walk from the high street the property features: entrance hall, modern fitted kitchen diner, rear lounge, guest WC, landing, two double bedrooms and a family bathroom.

Externally there is a private driveway with parking for at least two cars, plus a private rear garden with gated side access.

Other benefits include: UPVC double glazing, gas central heating, plus around half of the original NHBC guarantee remaining with 3 year left.

It is situated in Brownhills, within walking distance of Brownhills high street with great local amenities, including a variety of shops and supermarkets. 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 its tourist links and Garrick Theatre, being approximately 4 miles away.

RECEPTION HALL:

Composite entrance door, laminate flooring, ceiling light point, radiator, carpeted stairs to the first floor and door to the kitchen diner.



KITCHEN:

14' 1" x 9' 10" (4.28m x 3.00m)
Range of matching modern fitted wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated electric oven and 4 ring gas hob with extractor hood, further space for a fridge freezer, washing machine and dishwasher, ample room for a dining table and chairs, Karndean style flooring, light point, large pantry store cupboard, window to the front and doors to the WC and lounge.

LOUNGE:

12' 10" x 9' 8" (3.90m x 2.95m)
Carpeted flooring, light points, radiator, windows and French doors to the rear garden.

GUEST WC:

Modern suite comprising: low level WC, wash hand basin, karndean style flooring, light point, extractor and radiator.

FIRST FLOOR LANDING

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

BEDROOM ONE:

12' 10" x 9' 5" (3.90m x 2.87m)
Built in cupboard with radiator, carpeted flooring, radiator, ceiling light point and windows to the front overlooking the canal.

BEDROOM TWO:

12' 10" x 9' 5" (3.90m x 2.86m)
Carpeted flooring, ceiling light point, radiator, window to the rear.





FAMILY BATHROOM:

White suite comprising: bath with shower above and screen, pedestal wash hand basin, low level W/C, wall tiling, Karndean style flooring, ceiling light, extractor, heated towel rail and window to the side.

EXTERNALLY:

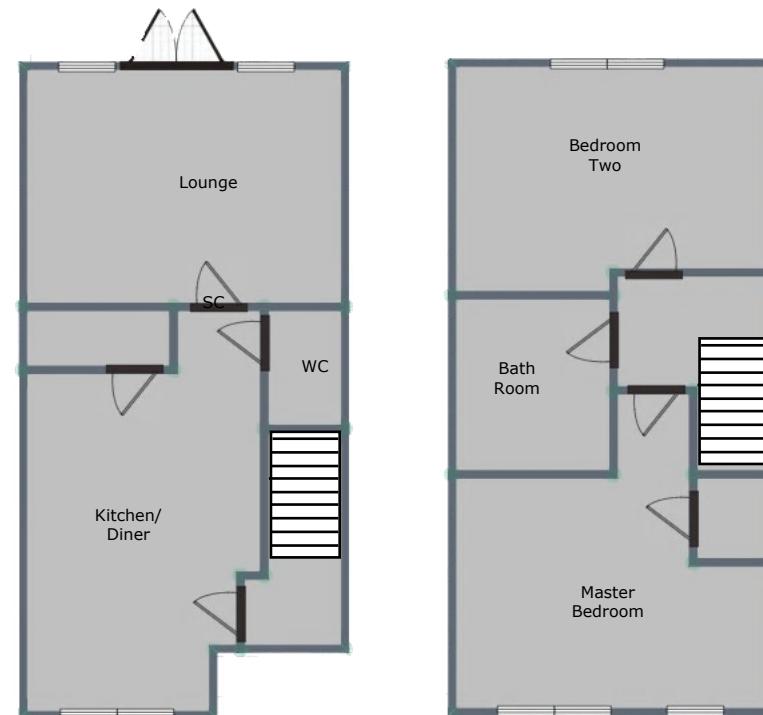
At the front is a block paved driveway with parking for at least two vehicles which leads to the front entrance door. The private rear garden is enclosed by fenced borders with gated side access and features; lawn and paved patio area..

VIEWING:

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

DISCLAIMER:

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