



## Anglesey Crescent,

Brownhills, WS8 7PA

O.I.R.O £190,000





**NO CHAIN\*\*\*THREE BEDROOMS\*\*\*THREE RECEPTION ROOMS\*\*\*EXTENDED KITCHEN\*\*\*LARGE DRIVE\*\*\*SOUGH AFTER LOCATION\*\*\***

Goodchild's are pleased to offer this well presented three bedroom semi detached property. The property is in a great location for outstanding schools and local amenities.

In brief the property downstairs comprises of entrance hall, two reception rooms, separate dining room and extended kitchen.

Upstairs comprises of two double bedrooms, one single bedroom and bathroom.

Outside the property has a large drive, side access and a large garden.

Tenure:Freehold

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation

## Front View



Printed concrete drive and mature flower bed area. Access to the side of the property, front door and garage.

## Front Reception Room/Dining Room



Bright inviting reception room accessed off the entrance hall. Large bay window and wall mounted radiator.

## Lounge



Large lounge accessed from the entrance hall or the double doors from the front reception room. Sliding patio doors to the rear of the room giving access to the garden. Two wall mounted radiators and feature fireplace.

## Breakfast Room



Accessed from the entrance hall or the kitchen. Window over looking the conservatory and wall mounted radiator.

## Kitchen



Large extended kitchen with a range of wall and base units, integrated oven and electric hob. Window over looking the side of the property and wall mounted radiator.

## Conservatory



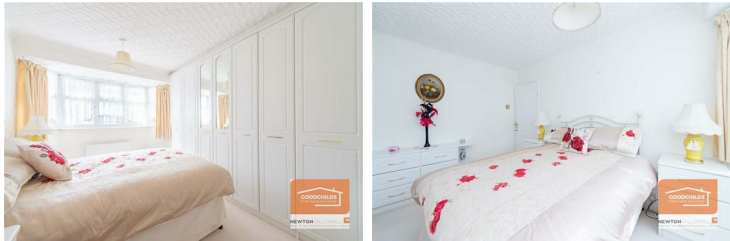
Large conservatory accessed off the kitchen and patio doors giving access to the rear garden. Wall mounted radiator.

## Landing



landing giving access to the three bedrooms and bathroom window over looking the side of the property.

## Master Bedroom



Master Bedroom with fitted wardrobes, wall mounted radiator and large bay window.

## Bedroom Two



Double bedroom with fitted wardrobes, wall mounted radiator and window over looking the rear garden.

## Bathroom



White bathroom suite, tiled floor to ceiling level, wall radiator and heated towel radiator. Window over looking the rear of the property.

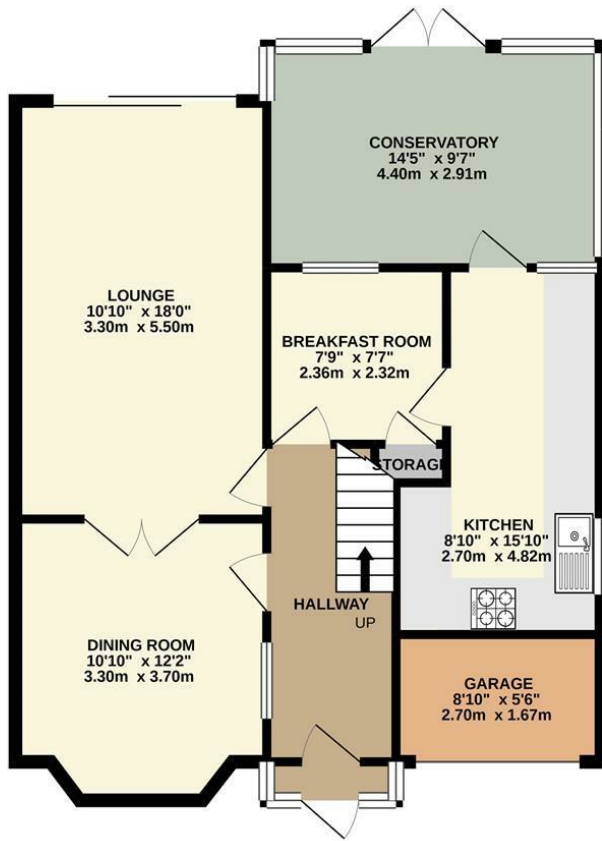
## Garden



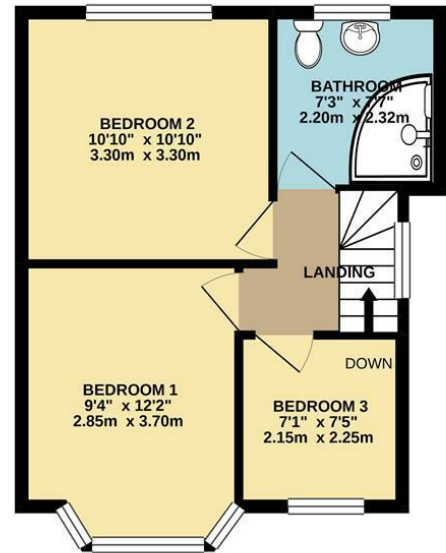
Well maintained private garden accessed from the lounge, conservatory or the side of the property. the Garden benefits from two seating areas one to the front and one the rear of the garden. There is one storage shed and one summer house.



GROUND FLOOR  
775 sq.ft. (72.0 sq.m.) approx.

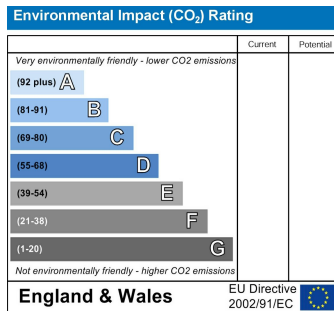
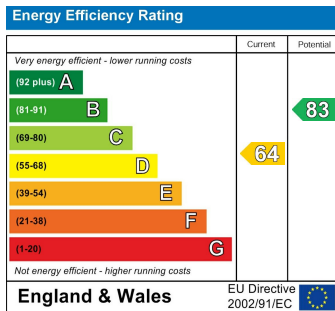


1ST FLOOR  
373 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA : 1148 sq.ft. (106.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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