



CHARIOT ESTATES  
INDEPENDENT ESTATE AGENTS

24 BLITHFIELD ROAD, BROWNHILLS, WALSALL, WS8 7NH

£200,000





Offered with no onward chain Chariot Estates are pleased to bring to the market this well appointed two bedroom semi-detached property. Situated in a generous end plot in a pleasant cul-de-sac location the property briefly comprises of an entrance hallway, lounge, kitchen/diner, two bedrooms, bathroom, great sized frontage and rear garden with an added benefit of having new carpets throughout.

Located within Brownhills the property is within easy reach to the facilities offered on the High Street as well as Chasewater an area of natural beauty and useful road links to the A5, M6 Toll Road and the A38.

Set away from the road there is a fore & side lawn, off road parking to the side and front with access via a timber door into:

**ENTRANCE HALLWAY:**

Having a radiator, stairs to the first floor landing and a door to:

**LOUNGE:**

4.42m x 2.90m Having an electric fire fitted, radiator, double glazed window to fore, useful under stairs storage cupboard and a door to:

**KITCHEN/ DINER:**

3.85m x 2.86m Having wall mounted and base units, work surfaces, stainless steel sink and drainer with mixer taps over, integrated oven and hob with an extractor hood over, space for further appliances, wall mounted boiler, splash back tiling, radiator, space for a table and chairs, double glazed window to the rear and



a door that opens out to the rear garden.

**LANDING:**

Having a double glazed window to the side, roof access and doors to:

**BEDROOM ONE:**

3.84m x 3.48m Having two built in cupboards, radiator and two double glazed window to fore.

**BEDROOM TWO:**

2.99m x 1.91m Having a double glazed window to the rear, radiator and a built in cupboard.

**BATHROOM:**

Being of a white suite comprising of a panelled bath, low level flush W.C, pedestal wash hand basin, 1/2 heigh tiling, radiator and a double glazed window to the rear.

**REAR GARDEN:**

Being of a good size with potential to extend (subject to planning) patio, lawn that goes around to the side, fence panelling and gated access to fore.

We endeavor to make our details as accurate as possible and hold no liability for any mis-guidance which may occur.

**VIEWING:**

Strictly via Chariot Estates on 01543 68 68 77

**TENURE:**

Freehold, to be confirmed by solicitors



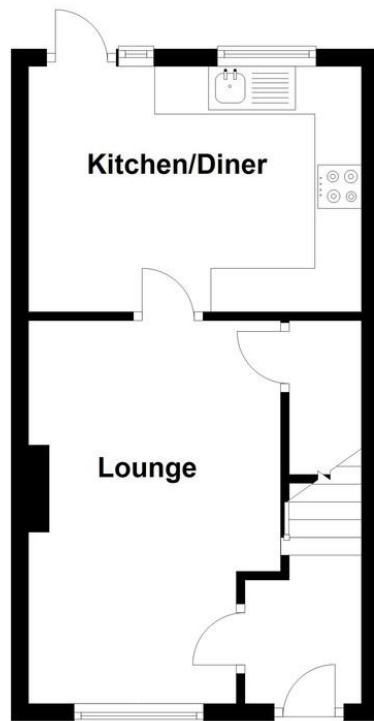
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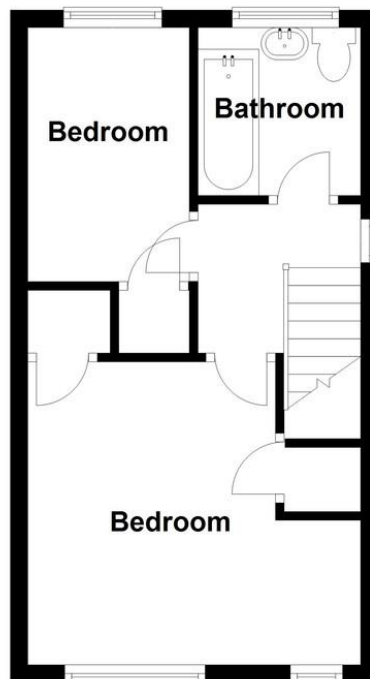
## Blithfield Road

Approx. 28.0 sq. metres (301.8 sq. feet)



## First Floor

Approx. 28.4 sq. metres (305.7 sq. feet)



Total area: approx. 56.4 sq. metres (607.5 sq. feet)



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	