



CHARIOT

ESTATES

INDEPENDENT ESTATE AGENTS



193 Shannon Drive, Brownhills West, WS8 7LD

£185,000

- A beautifully finished mid-terraced three bedroom family home
- Newly fitted windows with plantation shutters
- The property is a non standard Reema construction.
- Convenient transport links
- Epc D, Council Tax Band A
- Modern fitted breakfast kitchen
- Oak doors and finishings throughout with Karndean flooring
- Close to local schools
- Viewing recommended

193 Shannon Drive, Brownhills West WS8 7LD

Chariot Estates are pleased to market this beautifully finished mid terraced family home, with its modern interiors, good size and great location this is the perfect property for first time buyers and families alike.

Upon entering, you will be greeted by a warm and inviting atmosphere, reflecting the high standard to which the home has been completed. The interior design harmoniously blends modern aesthetics with practical living, ensuring that every corner of the house is both functional and appealing. The spacious living areas are perfect for family gatherings or entertaining friends, while the well-appointed kitchen offers a delightful space for culinary creativity.

The bedrooms are thoughtfully designed to provide a peaceful retreat, each offering ample storage and natural light. The property is surrounded by a friendly community, with local amenities, schools, and bus routes making it an ideal location for families.



Council Tax Band: A



Fore of the property

Having a recently completed dropped curb providing ample of road parking and composite entrance door into:

Entrance Porch

7'11" x 5'10"

Being of a good size with Karndean flooring, double opening doors leading to a generous cupboard space (previously being a guest W.C so very easy to put back but currently used as a utility area), having a worktop and space and plumbing for appliances with a double glazed window to the fore.

Modern fitted breakfast kitchen

19'4" x 10'11"

Having a modern high gloss white kitchen with wall and base units, preparation work surfaces, 1 1/2 sink and drainer, space for fridge/freezer, Neff hide and slide oven, Bosch induction hob, Bosch dishwasher, AEG microwave, tall cupboard housing the electric meter, radiator, Kardean flooring, useful under stairs storage, stairs leading off to the first floor accommodation, good size 2.4m breakfast bar with storage underneath, double glazed window to the fore and an Oak door leading into:

Spacious Lounge

18'10" x 10'10"

Having an Oak fitted entrance door, spot lights, radiator, space for feature fireplace, double glazed window to the rear, double glazed french doors leading out to the rear garden and Karndean flooring.

Landing

Having access to the roof void with drop down ladder, solid oak Bannister, Karndean flooring, double opening cupboard housing the Worcester Bosch boiler which has been recently serviced.

Bedroom One

9'4" to wardrobes x 8'12"

Having an Oak fitted entrance door, double glazed window to the fore, radiator and built in wardrobes.

Bedroom Two

12'6" x 10'5"

Having an Oak fitted entrance door, a double glazed window to the rear, radiator and built in wardrobe.

Bedroom Three

8'4" x 7'9"

Having an Oak fitted entrance door, a double glazed window to the rear, radiator and built in wardrobe.

Family Bathroom

7'9" x 5'5"

Having an Oak fitted entrance door, a low level flush W.C built into a vanity unit with sink and built in storage underneath, heated towel rail, paneled bath with titan shower over, full height splash back tiling, and a double glazed window to the fore.

Rear Garden

Having a paved patio with a step up to an artificial lawn being easy maintenance, two sheds, gate to rear leading to a communal parking area and all being enclosed by a fenced perimeter.

Disclaimer

Due to legislation we are required to carry out anti money laundering checks on all potential buyers and their giftors at a non-refundable fee of £48 INC of VAT and £12 INC VAT for a Ofsi sanctions check.

We endeavour 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 E-MAIL: burntwood@chariotestates.co.uk WEBSITE: www.chariotestates.co.uk



Directions

Viewings

Viewings by arrangement only. Call 01543 686877 to make an appointment.

EPC Rating:
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC