

Lichfield Road

Brownhills, Walsall, WS8 6JA



A well presented mid-terraced family home offered to the market with no onward chain, located in the ever convenient town of Brownhills.

£180,000



John German

This traditional three-bedroom mid-terraced family home offers an exciting opportunity for a range of purchasers, from first time buyers, downsizers and even investors given its generous room sizes, spacious bedrooms, and off-road parking. The convenient location is handy for local amenities such as shops, schools and parks and travel links to Walsall, Birmingham plus nearby road links include the A5 and the M6 Toll Road.

Internally the property comprises of a UPVC entrance door opening into the hallway with carpeted flooring and stairs rising to the first-floor landing, a useful storage cupboard and under stairs storage, and a door to the living room.

The living room has a UPVC double glazed bay window to the front aspect, carpeted flooring, fireplace and a door leading into the kitchen.

The kitchen is fitted with a range of matching wall and base units with fitted worksurfaces over, tiled splashbacks, inset stainless steel sink with drainer and mixer tap over, space for both a freestanding cooker and washing machine, tiled flooring, ceiling light point and a UPVC double glazed window to the rear aspect.

From the kitchen, doors lead into the second versatile reception room, currently used as a dining room, and to the inner hallway. The hall gives access out to the rear garden and to the guest cloakroom, fitted with a low level WC and wash hand basin.

Upstairs, there are three well-proportioned bedrooms and a shower room. The master bedroom is a spacious double, having carpeted flooring, ceiling light point and two UPVC double glazed windows to the rear aspect. The second bedroom is another spacious double, benefitting from having recently installed fitted wardrobes and bedroom furniture, with carpeted flooring, ceiling light point and two UPVC double glazed windows to the front aspect. Bedroom three is a generous single bedroom, and would make a lovely nursery or even an home office - ideal for those looking to work from home. The family shower room services all three bedrooms and comprises of a walk-in shower with electric shower, low level WC and a wash hand basin.

Outside, to the front of the property is a low maintenance garden laid mainly to stone, with a block-paved pathway leading directly to the front door. To the rear of the home is a paved patio offering a lovely seating area, with a garden shed, artificial lawn, and double gates to the off-road parking area.

Agents note: Probate has been applied for but not yet granted.
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.
Property construction: Standard
Parking: Off road parking to rear
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>
Local Authority/Tax Band: Walsall Metropolitan Borough Council / Tax Band A
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/07112025

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Approximate total area[®]
934 ft²
86.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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TRADING STANDARDS UK

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Agents' Notes

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