



Church Road, Brownhills
Walsall, WS8 6AA

Offers in the Region Of £220,000

Brownhills

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Paul Carr Estate Agents are pleased to offer for sale this three-bedroom terraced home close to Brownhills High Street and transport links including M6 toll and A5.

Briefly comprising: hallway with large storage cupboard off, two good reception rooms, fitted kitchen, refitted luxury shower room, three double bedrooms.

Externally there is a small fore garden to the front and a large rear garden with a paved yard, large lawn area with flower borders and is not directly overlooked.





Property Specification

THREE DOUBLE BEDROOMS
HALLWAY
TWO LARGE RECEPTION ROOMS
KITCHEN
RE-FITTED SHOWER ROOM

Entrance Hallway

Lounge 14' 1" x 11' 10" (4.3m x 3.61m)

Dining Room 15' 5" x 12' 3" (4.69m x 3.73m)

Kitchen 14' 9" x 7' 6" (4.49m x 2.29m)

Shower Room

Bedroom One 12' 3" x 15' 7" (3.73m x 4.76m)

Bedroom Two 12' 4" x 11' 11" (3.76m x 3.63m)

Bedroom Three 12' 4" x 9' 6" (3.77m x 2.9m)

Agent's Note:

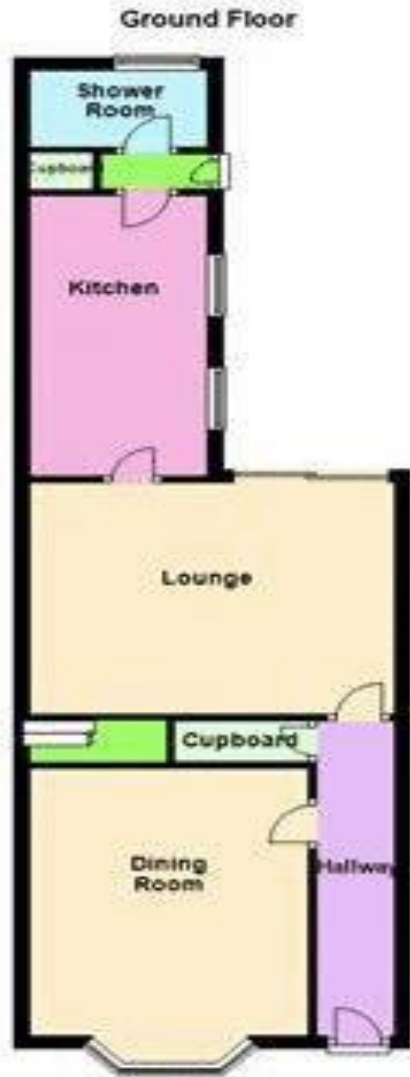
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 9th August 2023

Viewer's Note:

Services connected: Mains gas, electricity, water & drainage
Council tax band: A
Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

