



Heron Close, Brownhills
Walsall, WS8 6EH

Offers in Excess of £225,000

Brownhills

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A contemporary canalside end town house bursting with versatility and space whilst enjoying a tranquil yet super convenient location. The property boasts spacious accommodation arranged over three floors while benefiting from off road parking, a garage and enclosed rear garden. Key internal features include three/four bedrooms, large L-Shaped lounge/diner with access to balcony, kitchen, utility room, family bathroom, en-suite to master bedroom and further ground floor WC. An extremely rare opportunity to purchase a home of this type.





Property Specification

FOUR BEDROOM TOWNHOUSE
OFF ROAD PARKING, GARAGE & ENCLOSED REAR GARDEN
LARGE L-SHAPED LIVING/DINING ROOM WITH ADJOINING
BALCONY
MODERN KITCHEN WITH BREAKFAST AREA
EN-SUITE TO MASTER BEDROOM, FAMILY BATHROOM &

Entrance Hallway

Guest WC

Garage 18' 2" x 8' 5" (5.53m x 2.56m)

Utility room 6' 6" x 5' 7" (1.98m x 1.70m)

Bedroom Four/Office 9' 1" x 9' 0" (2.77m x 2.74m)

First Floor Landing

Kitchen 9' 2" x 8' 4" (2.79m x 2.54m)

Breakfast Area 7' 10" x 5' 9" (2.39m x 1.75m)

Lounge 16' 1" x 11' 1" (4.90m x 3.38m)

Dining area 8' 5" x 6' 5" (2.56m x 1.95m)

Second Floor Landing

Master bedroom 9' 7" x 9' 2" (2.92m x 2.79m)

En-suite

Bedroom Two 11' 2" x 7' 0" (3.40m x 2.13m)

Bedroom Three 8' 10" x 8' 4" (2.69m x 2.54m)

Family Bathroom

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: 2nd January 2024

Viewer's Note:

Services connected: Mains gas, electricity, water & drainage
Council tax band: D
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		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

