



Heron Close, Brownhills  
Walsall, WS8 6EH

Offers in Excess of £240,000



# Brownhills

Offers in Excess of £240,000



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

THREE STOREY TOWNHOUSE  
4 BEDROOMS  
UTILITY & W.C.  
DINING KITCHEN ON FIRST FLOOR  
LOUNGE / DINING ROOM WITH BALCONY / CANAL VIEWS

Entrance Hallway

Guest WC

Garage

Utility room

Office/Bedroom Four 9' 0" x 9' 2" (2.74m x 2.79m)

First Floor Landing

Kitchen/Breakfast Room 16' 1" x 9' 3" max (4.89m x 2.83m max)

Lounge Area 19' 8" x 8' 6" (6.00m x 2.58m)

Dining Area 7' 8" x 12' 0" (2.33m x 3.66m)

Second Floor Landing

Bedroom One 9' 3" x 9' 0" (2.83m x 2.74m)

En-suite

Bedroom Two 9' 0" x 10' 11" (2.74m x 3.33m)

Bedroom Three 11' 11" x 6' 10" (3.63m x 2.08m)

Bathroom

### Agent's Note:

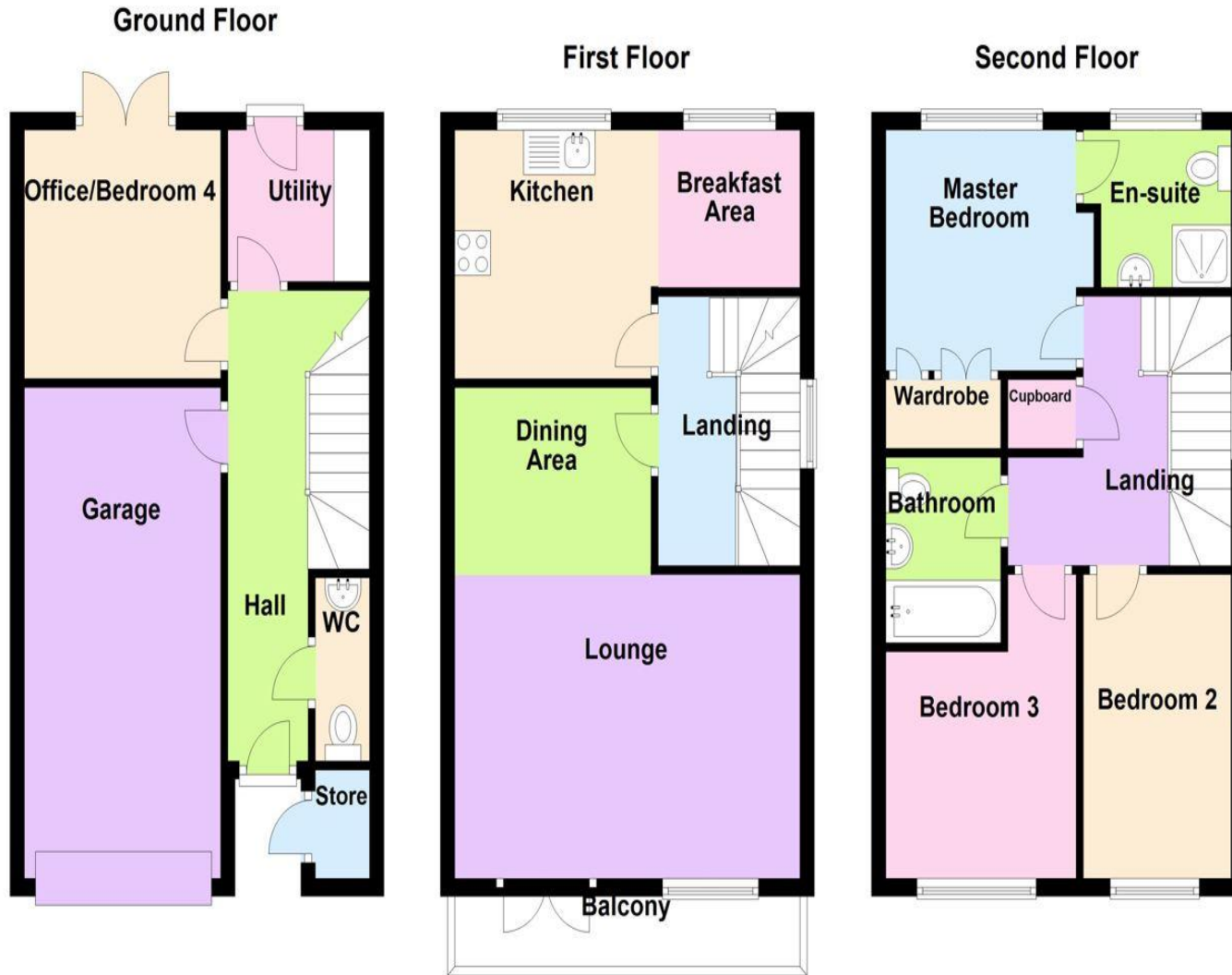
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Came on the market: 21st February 2024

### 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		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

