



Church Road, Brownhills
Walsall, WS8 6AA

£290,000

Brownhills

£290,000



SECLUDED CUL-DE-SAC LOCATION... ELECTRIC GATES....STUNNING FAMILY HOME....

A rare opportunity to acquire this beautifully presented three bedroom detached home situated at the head of a cul-de-sac with electric gated entry.

The property occupies a corner plot which is not overlooked from the front or rear yet is close to local amenities/ shops and transport links including A5 / M6 toll roads.

This superb family home has been much improved by its current owner and briefly comprises: hallway, guest w.c. spacious lounge with rear French doors to garden, fitted kitchen / diner with integrated appliances, three bedrooms, en-suite shower room, family bathroom, private rear garden with summer house and decked entertainment area, ample parking for several vehicles.





Property Specification

STUNNING DETACHED HOME
IMMACULATE PRESENTATION THROUGHOUT
SECLUDED CORNER PLOT
DINING KITCHEN WITH INTEGRATED APPLIANCES
THROUGH HALL & CLOAK ROOM

Entrance Hallway

Kitchen/Diner 14' 9" into bay x 10' 11" max (4.49m into bay x 3.32m max)

Lounge 15' 2" x 10' 1" (4.62m x 3.07m)

Guest WC

Bedroom One 11' 10" into wardrobe x 10' 3" (3.60m into wardrobe x 3.12m)

En-suite

Bedroom Two 11' 3" x 7' 11" (3.43m x 2.41m)

Bedroom Three 7' 8" x 6' 10" (2.34m x 2.08m)

Bathroom

Agent's Note:

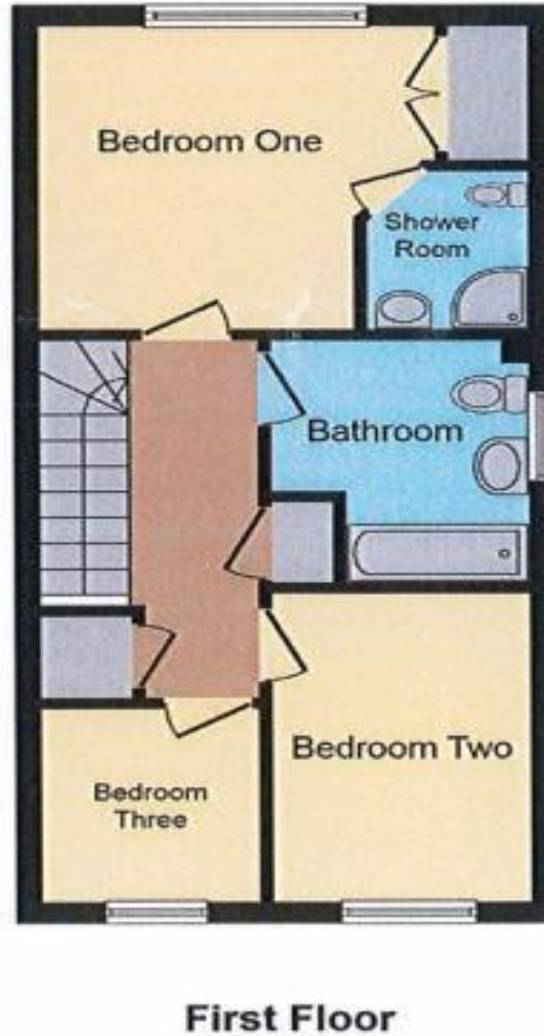
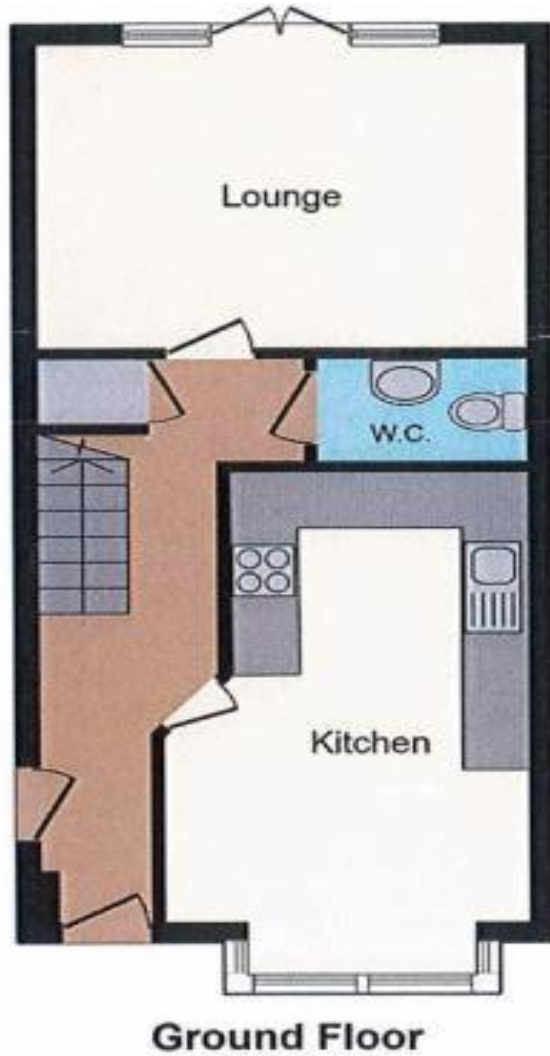
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 21st February 2024

Viewer's Note:

Services connected: Mains gas, electricity, water & drainage
Council tax band: C
Tenure: Freehold
Service Charges: £190 per 6 months for maintenance of street lights, road and communal garden areas

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		94 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

