



Cherwell Drive, Brownhills  
Walsall, WS8 7LQ

Offers in the Region Of £250,000

# Brownhills

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A well-presented home which has been much improved by its current owners.

The property briefly comprises: Entrance Hall, open plan lounge / dining area & extended kitchen, utility room, cloak room, re-fitted shower room and three bedrooms.

Externally the property is set behind a shaled and block paved fore garden providing off road parking.

To the rear is a good-sized garden with a paved patio area, lawn and a further decked patio.





## Property Specification

SPACIOUS EXTENDED LINK DETACHED HOME  
THREE BEDROOMS  
OPEN PLAN LOUNGE / DINING KITCHEN  
UTILITY ROOM  
GROUND FLOOR W.C.

### Entrance Hallway

Lounge 13' 9" x 12' 8" (4.19m x 3.86m)

Dining Area 15' 8" x 10' 6" (4.78m x 3.20m)

Kitchen Area 8' 4" x 7' 1" (2.55m x 2.17m)

Utility room 7' 10" x 16' 6" (2.39m x 5.02m)

### Guest WC

Bedroom One 12' 3" x 9' 7" (3.74m x 2.91m)

Bedroom Two 9' 7" x 9' 3" (2.91m x 2.81m)

Bedroom Three 9' 5" x 6' 0" (2.87m x 1.83m)

### Shower Room

### Agent's Note:

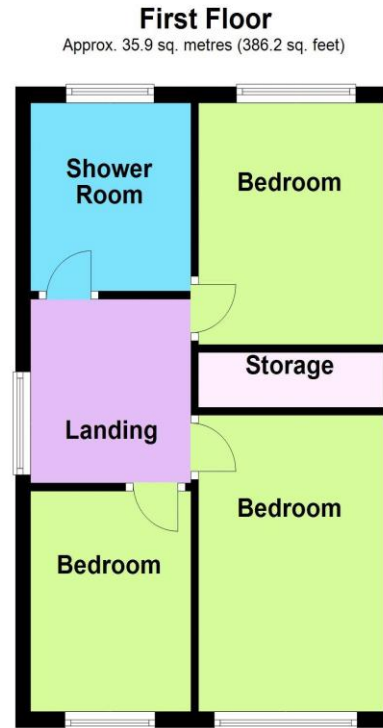
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Came on the market: 15th April 2024

### Viewer's Note:

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

# Floor Plan

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



Total area: approx. 95.8 sq. metres (1030.9 sq. feet)

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

