



Poole Crescent, Brownhills West
Walsall, WS8 7LY

Offers in the Region Of £210,000

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Paul Carr Estate Agents are pleased to offer for sale this well presented three-bedroom End town house in a popular location close to transport links including M6 toll road and A5, offering spacious accommodation combined with a modern interior.

The property is not directly overlooked to the front and has access to a pleasant footpath leading to Chasewater ideal for walking and young families.

The property briefly comprises Entrance Porch, entrance hall, lounge, dining kitchen with tiled floor, conservatory, three bedrooms and a modern refitted shower room.

Externally is a block paved forecourt providing ample parking giving access to the garage. There is a garden to the rear garden which is laid mainly to lawn with a patio area .





Property Specification

THREE BEDROOMS
ENTRANCE PORCH & HALLWAY
SPACIOUS LOUNGE
BREAKFAST KITCHEN
CONSERVATORY

Entrance Porch

Hallway

Integral Garage

Lounge 14' 1" x 12' 8" (4.3m x 3.85m)

Kitchen/Diner 14' 1" x 10' 8" (4.30m x 3.25m)

Conservatory

Bedroom One 12' 6" x 8' 4" (3.80m x 2.55m)

Bedroom Two 11' 6" x 8' 2" (3.50m x 2.50m)

Bedroom Three 8' 6" max x 6' 5" min (2.60m max x 1.95m min)

Shower Room

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: 23rd April 2024

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

**New
Instruction
Awaiting
E.P.C.**

Map Location

