



Great Charles Street, Brownhills  
Walsall, WS8 6AE

Offers in the Region Of £375,000

# Brownhills

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Paul Carr Estate Agents are pleased to offer for sale this individual extended three-bedroom link detached residence offering quirky interiors which combine both the classic and contemporary. Close to local amenities, shops and transport links including A5 and M6 toll roads.

The property has undergone recent renovation to provide a well-proportioned family home finished to a high standard whilst affording a mature and desirable plot. Standout features include a welcoming entrance porch & hallway with parquay flooring, two spacious reception rooms and sharing a log burner in both rooms, newly built fabulous breakfast kitchen - a recent addition with integrated appliances, quartz work tops, tiled flooring, trifold doors, and lantern roof, study, first floor re-styled bathroom with separate shower cubicle and ground floor WC.

Externally the property occupies a generous plot with a good-sized frontage providing off road parking. The rear garden is mature and well stocked with a covered entertainment area.

Viewing is highly recommended.





## Property Specification

STUNNING EXTENDED DETACHED  
LARGE PLOT  
THREE BEDROOMS  
TWO RECEPTION ROOMS  
BREAKFAST KITCHEN WITH FITTED APPLIANCES & TRI  
FOLD DOORS

Entrance Porch

Entrance Hallway

Guest WC

Lounge 13' 11" x 10' 11" excludes bay (4.24m x 3.32m)

Dining Room 13' 0" x 11' 0" (3.96m x 3.36m)

Kitchen/Breakfast Room 15' 11" x 15' 1" (4.85m x 4.61m)

Study 5' 6" x 11' 9" (1.67m x 3.58m)

Utility room 10' 4" x 7' 4" (3.15m x 2.23m)

Bedroom One 12' 0" x 10' 11" excludes wardrobes(3.67m x 3.33m)

Bedroom Two 13' 0" x 11' 0" (3.95m x 3.35m)

Bedroom Three 10' 8" x 6' 6" (3.24m x 1.97m)

Family Bathroom 7' 6" x 6' 11" (2.29m x 2.12m)

Garage 21' 8" x 9' 2" (6.60m x 2.8m)

### Agent's Note:

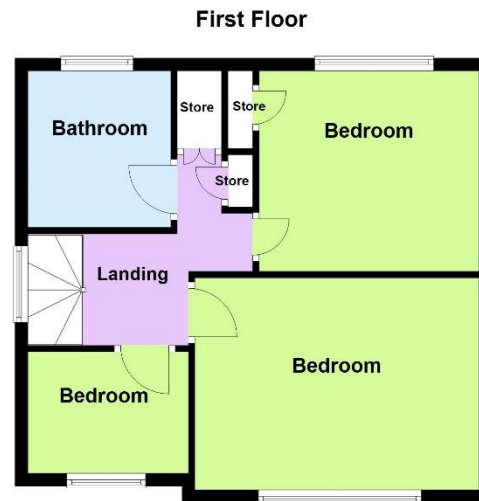
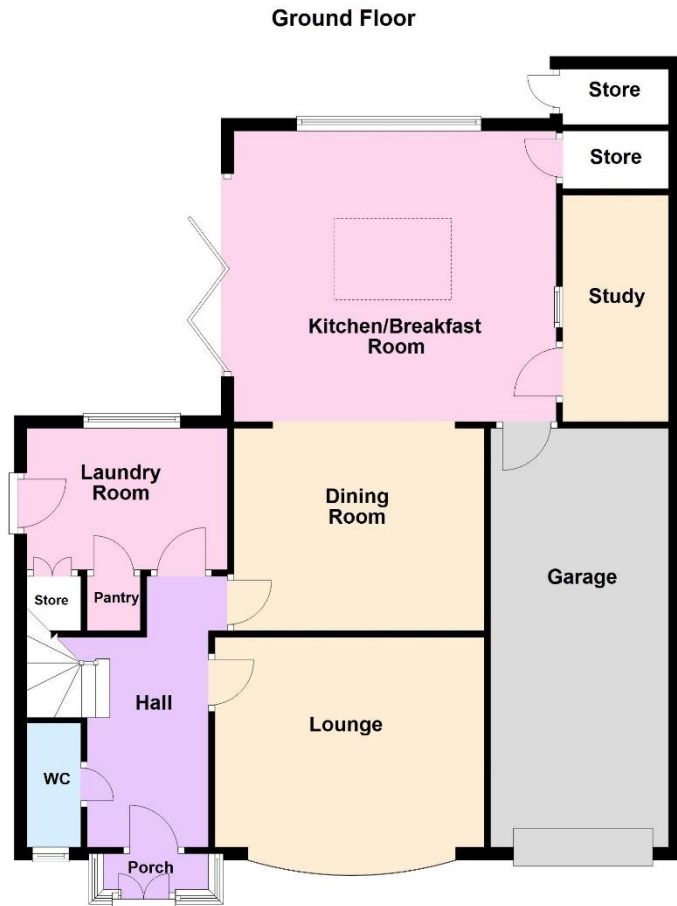
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Came on the market: 30th April 2024

### 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



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

