



Whitehorse Road, Brownhills  
Walsall, WS8 7PG

Offers in Excess of £250,000

# Brownhills

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Paul Carr Estate Agents are pleased to offer for sale this extended three-bedroom family home in a sought after location with open aspect to front and no upward chain.

Entrance is gained via a double-glazed storm porch which leads to the hallway with stairway off to the first floor. There are two reception rooms (one being extended to the rear elevation and having a sliding patio door to the rear garden.) The kitchen has also been extended making it spacious and fitted with a range of base and wall mounted storage cupboards and has access to the garage. On the first floor are three bedrooms (two double) and a bathroom with white suite.

Externally the property occupies a generous plot with an open aspect the front. The foregarden is of a good size and comprises a lawn area with retaining wall and adjacent block paved driveway providing off road parking for several cars. The rear garden comprises a lawn area with a raised patio area and mature shrub borders.





## Property Specification

EXTENDED SEMI DETACHED HOME  
GENEROUS PLOT WITH OPEN ASPECT TO FRONT  
TWO RECEPTION ROOMS  
SPACIOUS EXTENDED KITCHEN  
AMPLE PARKING

Entrance Porch

Entrance Hallway

Dining Room 10' 11" x 11' 1" (3.33m x 3.37m)

Lounge 18' 8" x 11' 1" max (5.69m x 3.37m max)

Kitchen/Breakfast Room 14' 9" x 16' 3" (4.49m x 4.95m)

Bedroom One 11' 2" x 11' 5" (3.4m x 3.49m)

Bedroom Two 11' 0" x 9' 11" (3.36m x 3.02m)

Bedroom Three 7' 9" x 7' 1" (2.37m x 2.16m)

Family Bathroom

Garage

### Agent's Note:

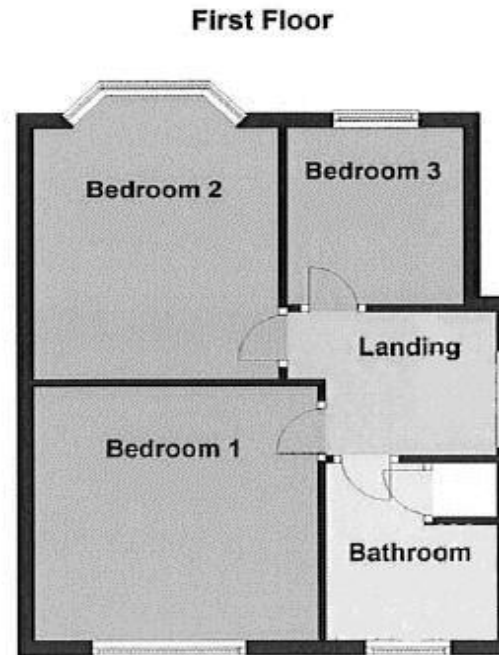
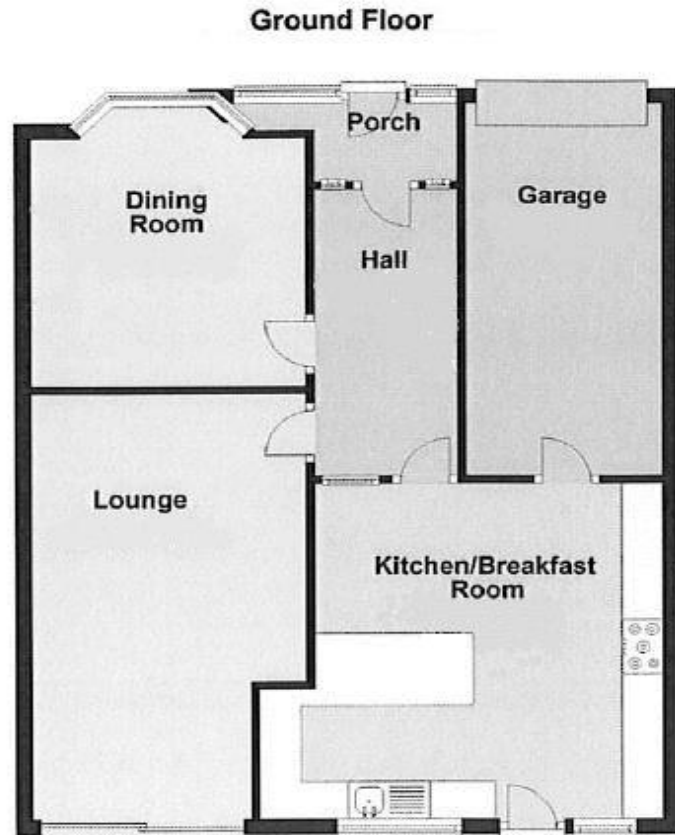
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 1st August 2023

### Viewer's Note:

Services connected: Mains gas, electricity, water & drainage  
Council tax band: B  
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		
69-80	C		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

