



**Blithfield Road, Brownhills West  
Walsall, WS8 7NH**

**Shared Ownership £100,000**

# Brownhills West

Shared Ownership £100,000



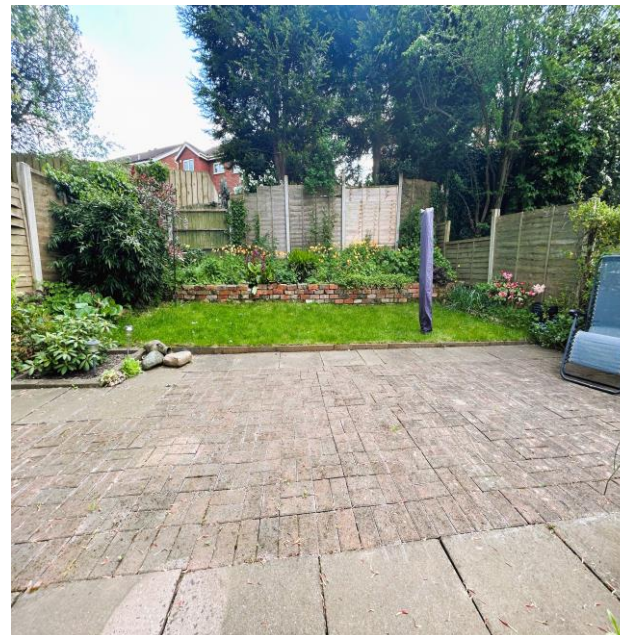
Paul Carr Estate Agents are pleased to offer for sale this well presented two-bedroom end town house situated at the head of a popular cul-de-sac occupying a generous plot.

The property briefly comprises: entrance hall with wood effect flooring, lounge with window to front elevation, dining kitchen with a range of modern units working surfaces and tile effect floor, two bedrooms - one double with built-in storage and bathroom with a white suite.

The property is set behind a shaded foregarden with an adjacent driveway providing off road parking for several cars.

The rear garden is a wider than average plot comprises a paved patio with lawn area beyond, flower borders and a decked entertainment area . (note there is shared access across the front of the drive by neighbouring properties.





## Property Specification

STUNNING TWO BEDROOM HOME  
50% SHARED OWNERSHIP  
LOUNGE  
DINING KITCHEN  
MODERN BATHROOM WITH WHITE SUITE

### Entrance Hall

Lounge 14' 6" x 9' 7" (4.42m x 2.91m)

Kitchen/Diner 9' 2" x 11' 1" (2.79m x 3.38m)

Bedroom One 11' 5" x 12' 8" max(3.48m x 3.86m max)

Bedroom Two 6' 2" x 9' 9" (1.88m x 2.98m)

### Bathroom

### Agent's Note:

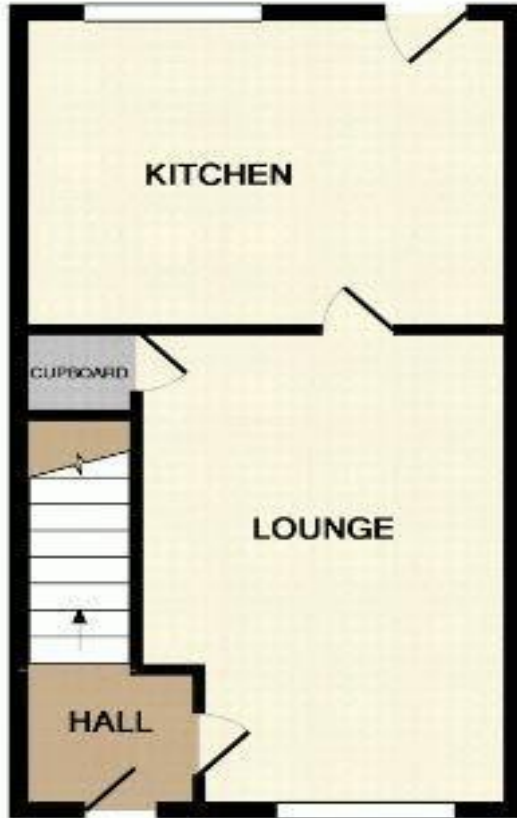
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 10th May 2024

### Viewer's Note:

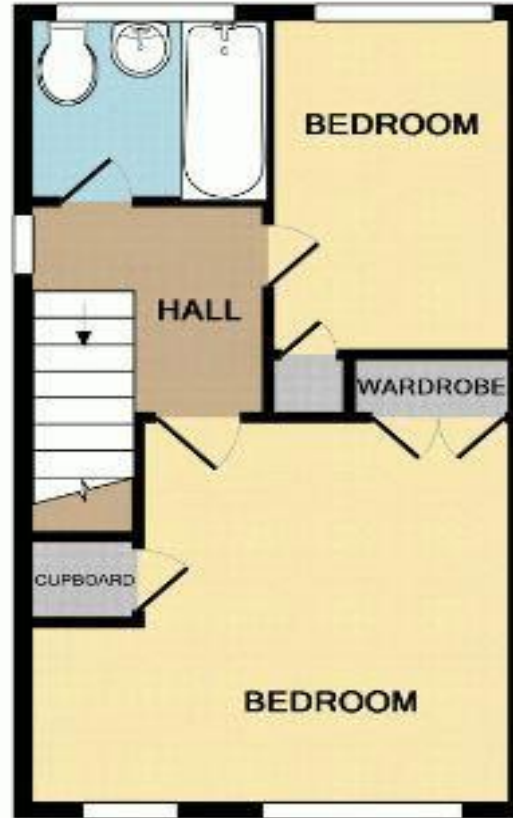
Services connected: Mains gas, electricity, water & drainage  
Council tax band: B  
Tenure: Leasehold 68years remaining  
Rent: £243.21 per month 50% shared ownership  
Service Charge: £50.63 per month to include buildings insurance.

# Floor Plan

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



GROUND FLOOR



1ST FLOOR

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

