



Friezland Lane, Brownhills
Walsall, WS8 7AR

£290,000

Brownhills

£290,000



Paul Carr Estate Agents are pleased to offer for sale this well presented, extended and much improved four bedroom detached home ideally situated for Shire Oak Academy.

Benefiting from an extended breakfast kitchen, Lounge/dining room, conservatory, four good bedrooms, (one being ground floor) bathroom. Externally the property occupies a corner plot with a large driveway providing ample parking, rear garden with access to the DETACHED GARAGE.

This wonderful family home must be viewed to be fully appreciated.





Property Specification

DETACHED FAMILY HOME
CLOSE TO POPULAR SCHOOLS AND TRANSPORT LINKS
FOUR BEDROOMS
EXTENDED KITCHEN
LOUNGE / DINING ROOM

Entrance Porch

Entrance Hall

Lounge/Dining Room 27' 0" x 11' 1" (8.23m x 3.38m)

Conservatory 9' 9" x 8' 9" (2.97m x 2.67m)

Extended Kitchen 16' 6" x 7' 4" (5.03m x 2.24m)

Sitting Room/ Bedroom Four 17' 2" x 7' 6" (5.23m x 2.29m)

Bedroom One 14' 9" x 11' 1" (4.50m x 3.38m)

Bedroom Two 11' 6" x 11' 1" (3.51m x 3.38m)

Bedroom Three 8' 0" x 6' 9" (2.44m x 2.06m)

Bathroom 8' 0" x 8' 0" (2.44m x 2.44m)

Detached Garage to Rear

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 May 2024

Viewer's Note:

Services connected: Mains, gas, electricity, water & drainage
Council tax band: D
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		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

