



Howdles Lane, Brownhills
Walsall, WS8 7PJ

Offers in the Region Of £230,000

Brownhills

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Paul Carr Estate Agents are pleased to offer for sale this well presented three-bedroom link detached home offering accommodation with the added benefit of a garage.

The ground floor comprises: entrance hall, spacious lounge / dining room, kitchen with access to garage. The first floor benefits from three bedrooms and a re-fitted shower room.

Externally the property is set behind a block paved and shaled foregarden providing off road parking.

Howdles Lane is situated just off the A5 and therefore has excellent road links to neighbouring towns and facilities.





Property Specification

LINK DETACHED HOME
THREE BEDROOMS
SPACIOUS LOUNGE
DINING AREA WITH FRENCH DOORS TO REAR GARDEN
KITCHEN

Entrance Porch

Lounge 14' 7" x 13' 7" (4.44m x 4.14m)

Dining Room 7' 3" x 10' 2" (2.21m x 3.10m)

Kitchen 6' 11" x 10' 3" (2.11m x 3.12m)

Bedroom One 8' 5" x 12' 3" (2.57m x 3.73m)

Bedroom Two 10' 1" x 8' 5" (3.07m x 2.57m)

Bedroom Three 6' 0" x 6' 10" (1.83m x 2.08m)

Shower Room

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: 24th May 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		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

