



Mill Road, Brownhills  
Walsall, WS8 6BE

Offers in Excess of £220,000

# Brownhills

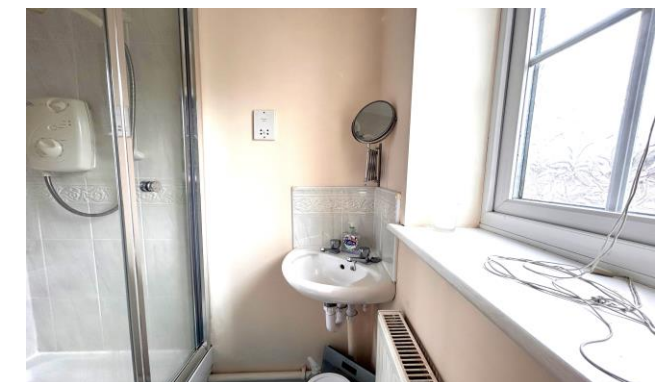
Offers in Excess of £220,000



A three bedroom Semi Detached Residence close to transport links including A5 and M6 toll.

The property briefly comprises: Entrance hall, cloak room, Lounge, Dining kitchen, Three Bedrooms one with en-suite shower room and Family Bathroom.

Outside there is a generous neatly laid out Rear Garden and ample parking to the front.





## Property Specification

THREE BEDROOMS  
CLOAK ROOM  
SPACIOUS LOUNGE  
DINING KITCHEN  
AMPLE PARKING

Entrance Hall

Guest WC

Lounge 18' 0" x 13' 4" (5.48m x 4.07m)

Kitchen/Diner 13' 4" x 7' 9" (4.07m x 2.36m)

First Floor Landing

Bedroom One 10' 7" x 10' 4" (3.23m x 3.14m)

En-suite

Bedroom Two 9' 3" x 7' 8" (2.81m x 2.33m)

Bedroom Three 9' 3" x 5' 4" (2.81m x 1.63m)

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: 14th August 2024

### 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

Master Floorplan Image  
**Ground Floor**  
 Approx. 32.3 sq. metres (347.7 sq. feet)



**First Floor**  
 Approx. 32.3 sq. metres (347.7 sq. feet)



Total area: approx. 64.6 sq. metres (695.3 sq. feet)

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

