



St. Marks Road, Brownhills
Walsall, WS8 7AQ

£264,950

Brownhills

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An extended, spacious traditional three bedroom semi detached home in popular Shire Oak close to transport links including M6 toll / A5 and local schools.

The property briefly comprises storm porch, open plan hallway / lounge with bay window, office, separate dining room, extended kitchen, downstairs w.c. three bedrooms and bathroom with separate shower cubicle.

Externally is ample parking to the front and a mature, private rear garden with decking.

The property is being sold with no onward chain.





Property Specification

EXTENDED SEMI DETACHED HOME
THREE BEDROOMS
EXTENDED KITCHEN
OPEN PLAN HALL / LOUNGE
SEPARATE DINING ROOM

Entrance Porch

Open Plan Lounge 18' 9" x 14' 2" (5.72m x 4.32m)

Dining Room 12' 6" x 11' 0" (3.81m x 3.35m)

Study 10' 0" x 7' 0" (3.05m x 2.13m)

Fitted Kitchen 15' 3" x 8' 6" (4.65m x 2.59m)

Lobby Area

Guest WC

First Floor Landing

Bedroom One 14' 3" x 10' 3" (4.34m x 3.12m)

Bedroom Two 12' 0" x 11' 0" (3.66m x 3.35m)

Bedroom Three 6' 6" x 6' 0" (1.98m x 1.83m)

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: 18th September 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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

