



Vicarage Road, Brownhills  
Walsall, WS8 6AR

Auction Guide Price £170,000

# Brownhills

Auction Guide Price £170,000



A well-presented three bedroom semi-detached home perfect for first time buyers. Conveniently located for transport links and sought after schools.

The property briefly comprises: hall, lounge with bay window, spacious dining kitchen three bedrooms and refitted shower room.

Externally are generous gardens to front and rear also ample parking on the block paved drive which is enclosed with double opening wrought iron gates.





## Property Specification

THREE BEDROOMS  
LOUNGE  
DINING KITCHEN  
CONSERVATORY  
RE-FITTED STYLISH SHOWER ROOM

### Entrance Hall

Lounge 11' 3" x 13' 7" + bay (3.43m x 4.15m + bay)

Kitchen/Diner 9' 10" x 16' 9" (3.0m x 5.1m)

Conservatory 6' 9" x 9' 0" (2.06m x 2.75m)

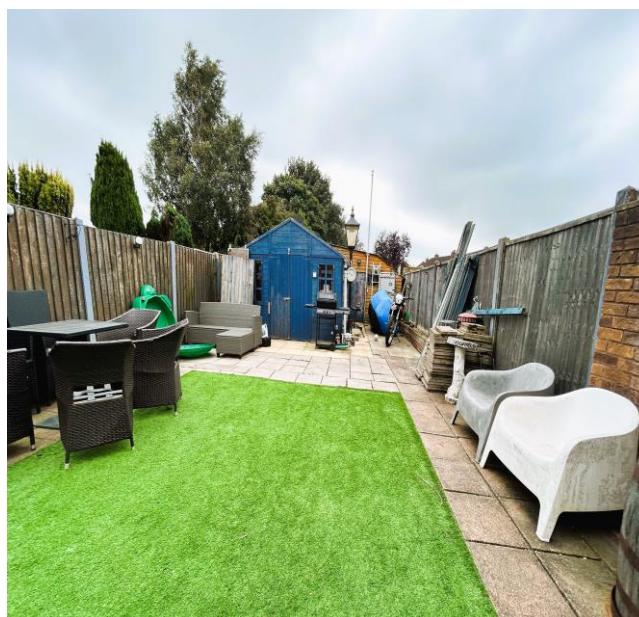
### First Floor Landing

Bedroom One 11' 1" x 9' 8" (3.38m x 2.95m)

Bedroom Two 10' 3" x 9' 8" (3.12m x 2.95m)

Bedroom Three 7' 3" x 6' 9" (2.21m x 2.06m)

### Shower Room



### 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: 19th September 2024

### Viewer's Note:

Services connected: Mains gas, electricity, water & drainage  
Council tax band: A  
Tenure: Freehold

# Floor Plan

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



## Energy Efficiency Rating

**New  
Instruction  
Awaiting  
E.P.C.**

## Map Location

