



Lindon Road, Brownhills  
Walsall, WS8 7BH

£235,000

# Brownhills

£235,000



Paul Carr Estate Agents much improved and well-maintained semi-detached home, situated in a popular and convenient location, being close to all local amenities, shops and schools.

Briefly comprising on the ground floor: Storm Porch, Reception hallway, open plan living room/ kitchen with hi gloss units and island, conservatory. The first-floor landing leads to three good sized bedrooms and modern family bathroom.

Externally there is a driveway to the front providing off road parking leading to an integral garage.

To the rear of the property is a good-sized garden with patio and lawn beyond.





## Property Specification

STUNNING SEMI DETACHED HOME  
PORCH & HALLWAY  
OPEN PLAN LIVING - LOUNGE/KITCHEN WITH ISLAND  
RECENTLY RE-FITTED KITCHEN WITH INTEGRATED  
APPLIANCES  
CONSERVATORY

Entrance Porch

Entrance Hallway

Open Plan Lounge/Kitchen 16' 6" x 15' 10" (5.02m x 4.82m)

Conservatory 7' 9" x 7' 8" (2.36m x 2.34m)

First Floor Landing

Bedroom One 13' 3" x 7' 10" (4.05m x 2.39m)

Bedroom Two 13' 8" x 9' 4" (4.16m x 2.84m)

Bedroom Three 10' 6" x 6' 11" (3.20m x 2.12m)

Bathroom

Integral 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: 25th 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		85 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

