



Pelsall Road, Brownhills
Walsall, WS8 7DJ

Auction Guide Price £270,000

Brownhills

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A traditional three bedroom detached home close to transport links including A5 and M6 toll roads, local shops / amenities.

The property briefly comprises: storm porch, hallway, lounge / dining room (was previously two rooms) kitchen with pantry, down stairs w.c. three double bedrooms and re-fitted shower room.

The property occupies a generous plot with ample parking to the front leading to the garage and a large mature rear garden.





Property Specification

THREE BEDROOM DETACHED HOME
SPACIOUS LOUNGE/DINING ROOM
KITCHEN WITH PANTRY
DOWN STAIRS W.C.
GENEROUS PLOT

Entrance Porch

Entrance Hallway

Lounge Area 12' 5" + bay x 12' 6" (3.78m + bay x 3.81m)

Dining Area 11' 0" x 12' 5" (3.35m x 3.78m)

Kitchen 9' 0" x 9' 11" (2.74m x 3.01m)

Guest WC

First Floor Landing

Bedroom One 10' 3" x 12' 6" (3.12m x 3.81m)

Bedroom Two 11' 1" x 12' 5" (3.37m x 3.79m)

Bedroom Three 9' 2" x 8' 1" (2.80m x 2.46m)

Shower Room

Garage 19' 8" x 10' 1" max (6.0m x 3.07m max)

Agent's Note:

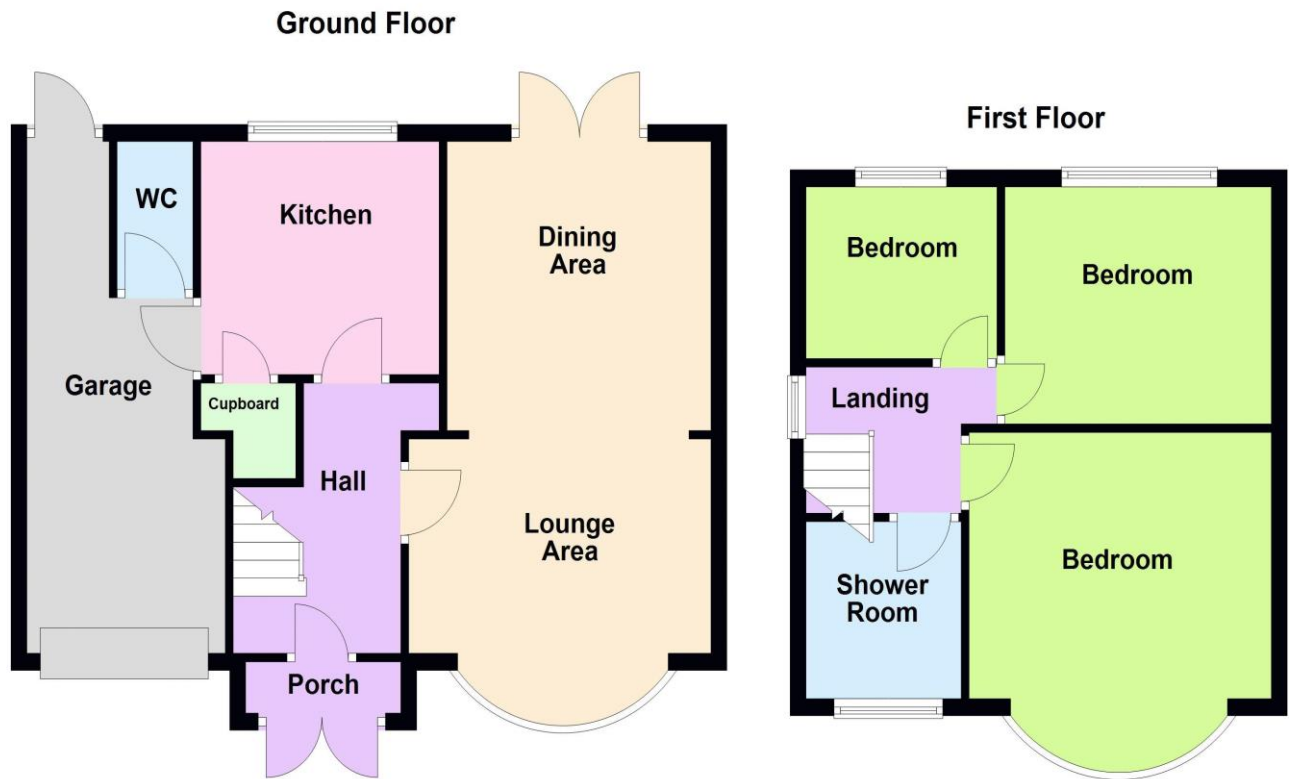
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Came on the market: 12th October 2024

Viewer's Note:

Services connected: Mains gas, electricity, water & drainage
Council tax band: D
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		75 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

Map Location

