



Curlew Drive, Brownhills
Walsall, WS8 6DY

Offers in Excess of £400,000

Brownhills

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STUNNING DETACHED IN WATERMEAD GRANGE - This imposing and much improved modern home is situated near to the head of this ever sought after residential development & boasts accommodation featuring four double bedrooms (en-suite to master), lounge, dining kitchen incorporating a breakfast area with trifold doors and utility area with integrated Bosch appliances, first floor luxury re-fitted bathroom with separate shower cubicle, ground floor WC & Garage.

Externally, there is a driveway for multiple cars and an enclosed low maintenance rear garden.

The property benefits from double glazing & gas central heating.





Property Specification

MODERN DETACHED HOME
FOUR DOUBLE BEDROOMS
EN-SUITE SHOWER ROOM
LUXURY RE-FITTED BATHROOM WITH SEPARATE SHOWER
THROUGH HALL & CLOAK ROOM

Entrance Hallway

Guest WC

Lounge 15' 4" x 10' 10" (4.68m x 3.29m)

Kitchen/Dining Room 19' 1" x 12' 9" max (5.82m x 3.88m max)

Utility Area 9' 8" x 5' 1" (2.94m x 1.56m)

First Floor Landing

Master Bedroom 14' 10" x 12' 6" (4.51m x 3.80m)

En-Suite Shower Room

Bedroom Two 11' 8" x 10' 2" (3.56m x 3.10m)

Bedroom Three 15' 10" x 8' 8" (4.82m x 2.65m)

Bedroom Four 10' 9" x 8' 8" (3.27m x 2.63m)

Family Bathroom

Garage 16' 9" x 8' 2" (5.11m x 2.50m) includes partitioned area

Agent's Note:

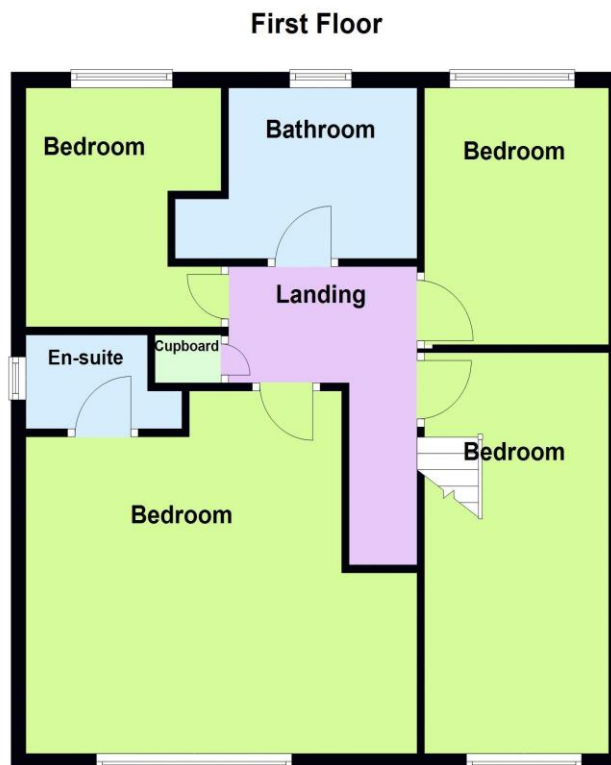
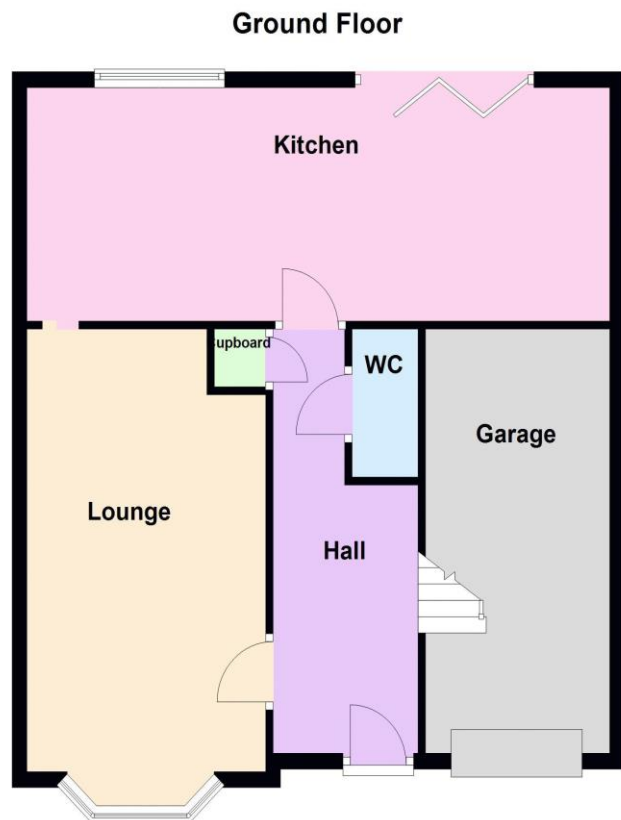
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 5th February 2025

Viewer's Note:


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

Floor Plan

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



Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Map Location

