



Hillside, Brownhills  
Walsall, WS8 7AF

Offers in Excess of £240,000



# Brownhills

Offers in Excess of £240,000



A well-presented and much improved two bedroom semi detached bungalow in a pleasant cul-de-sac location.

The property briefly comprises: storm porch, entrance hall, lounge with feature fireplace and archway to a modern extended dining kitchen with lantern roof and integrated appliances. There are also two double bedrooms, stylish bathroom and garage.

There is off road parking to the front and rear garden which is not directly overlooked.







## Property Specification

TWO BEDROOM EXTENDED SEMI DETACHED BUNGALOW  
LOUNGE WITH FEATURE FIREPLACE  
STYLISH DINING KITCHEN WITH LANTERN ROOF  
STYLISH RE-FITTED BATHROOM  
PARKING & GARAGE

Entrance Porch

Entrance Hall

Lounge 10' 3" x 11' 11" (3.12m x 3.63m)

Kitchen/Diner 14' 7" x 11' 11" (4.44m x 3.63m)

Bedroom One 9' 1" x 10' 0" (2.77m x 3.05m)

Bedroom Two 7' 9" x 10' 0" (2.35m x 3.05m)

Bathroom

Garage

### Agent's Note:

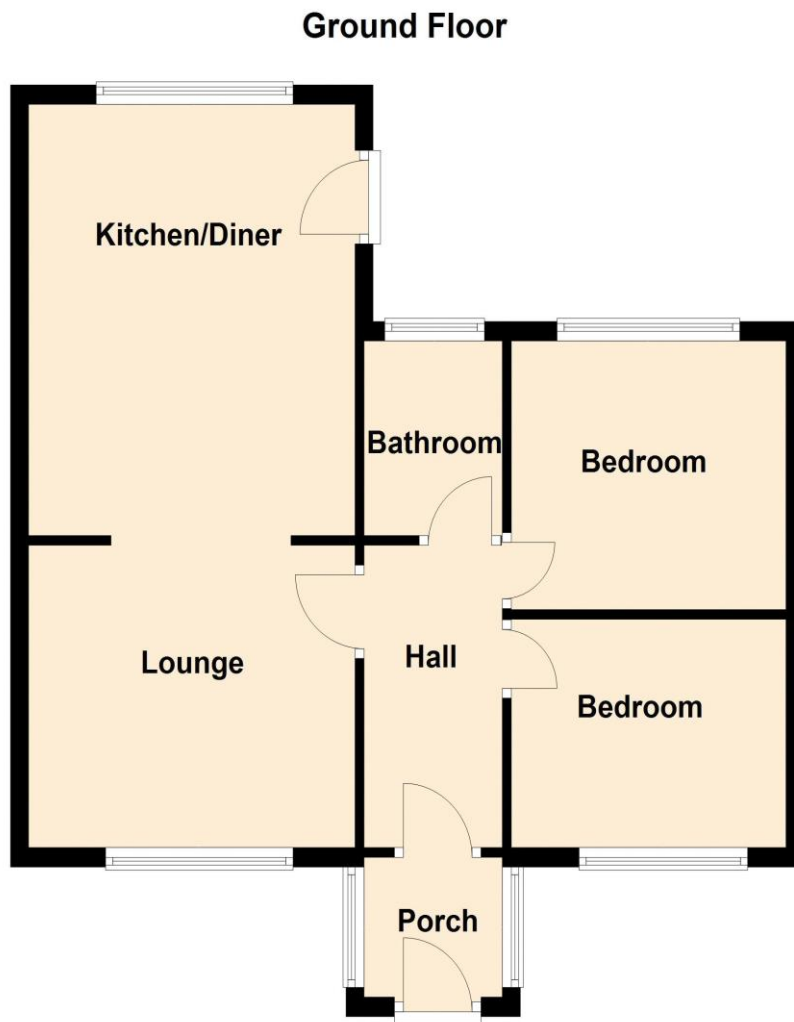
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 4th March 2025

### Viewer's Note:

Services connected: Mains gas, electricity, water & drainage  
Council tax band: C  
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		82 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

