



Middleton Road, Brownhills
Walsall, WS8 6JF

Offers in the Region Of £315,000

Brownhills

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Paul Carr Estate Agents are pleased to offer for sale this immaculately presented and heavily extended three bedroom semi detached home situated at the head of this sought after cul-de-sac close to transport links including A5 & M6 toll roads.

The property briefly comprises: enclosed storm porch, hallway with tiled floor, large fitted cloak room with fitted storage and floor tiling, lounge with feature fireplace and double opening wood / glazed doors, stunning extended kitchen/dining room with a range of modern units and integrated appliances including two double ovens, 5 ring gas hob, extractor hood, dishwasher, wine fridge, tiled floor & also pull out spice rack, utility room with tiled floor & sink unit/fitted high gloss cupboards, three bedrooms- two with built-in wardrobes, luxury split-level extended bathroom with free standing bath, double shower unit, vanity unit, illuminated wall mirror and dispensers.

Externally is a very large garage / workshop / laundry and a well-stocked landscaped rear garden with lawn & patio which is not directly overlooked.





Property Specification

STUNNING EXTENDED SEMI DETACHED HOME
HALL & CLOAK FITTED CLOAK ROOM
LOUNGE WITH FEATURE FIRE PLACE
EXTENDED FITTED DINING KITCHEN WITH INTEGRATED
APPLIANCES
UTILITY ROOM

Entrance Porch

Entrance Hall

Guest WC

Lounge 12' 7" x 13' 11" min (3.84m x 4.23m min)

Dining Room 16' 8" x 8' 2" (5.07m x 2.48m)

Kitchen 16' 2" x 10' 0" max (4.92m x 3.05m max)

Utility room 7' 5" x 7' 5" (2.25m x 2.25m)

Garage 7'5" min 16' 8"max x 32' 8" (2.25m min 5.09m
max x 9.95m)

First Floor Landing

Bedroom One 9' 5" x 12' 10" min (2.86m x 3.91m min)

Bedroom Two 9' 5" x 7' 9" min(2.88m x 2.37m min)

Bedroom Three 10' 7" x 6' 2" (3.22m x 1.88m)

Family Bathroom 14' 2" max x 9' 10" max (4.33m max
x 3m max)

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 April 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		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

