



Kingfisher Close, Brownhills
Walsall, WS8 6DA

Offers in Excess of £500,000

Brownhills

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Paul Carr Estate Agents are pleased to offer for sale this well presented four-bedroom detached family home providing not only stylish accommodation but also a calming ambience throughout.

Positioned on one of the most desirable plots within the sought after Watermead Grange Estate, this property exudes charm and kerb appeal. Conveniently situated for local amenities, schools, shops, and transportation links, including the A5 and M6 Toll roads, this superb family home has undergone many improvements by its current owners.

The layout comprises a spacious hallway with a turning staircase, panelling, double doors to lounge and wood effect flooring. The lounge is front facing with panelling to walls, media wall including an Evonic log effect fire controlled via remote or app. and mood lighting. Double opening doors lead to the dining room giving access to the conservatory. There is a stunning recently fitted Wren kitchen with integrated appliances including fridge, freezer, dishwasher, microwave, oven, gas hob, extractor hood, quartz working surfaces with Belfast sink with brass fittings, separate dining area with double opening doors out to the garden. There is also a utility room with walk-in pantry off, door to side and access to the double garage. On the first floor are four double bedrooms (one with a re-fitted ensuite shower room and dressing area) newly installed luxury family bathroom with a separate shower.

Externally is a well-stocked rear garden which is not directly overlooked and a small lawned foregarden with an adjacent driveway giving access to the double garage.

A truly spectacular home, viewing is essential to fully appreciate what this property has to offer.





Property Specification

STUNNING FAMILY HOME
FOUR DOUBLE BEDROOMS
MASTER WITH EN-SUITE AND DRESSING AREA
RE-FITTED LUXURY BATHROOM
RE-FITTED WREN KITCHEN WITH QUARTZ WORK TOPS
NO UPWARD CHAIN

Entrance Hall

Guest WC

Lounge 15' 8" x 11' 9" (4.77m x 3.58m)

Dining Room 10' 7" x 10' 1" (3.22m x 3.07m)

Conservatory

Kitchen 22' 2" x 11' 0" (6.75m x 3.35m)

Breakfast/Family Room 13' 8" x 9' 5" (4.16m x 2.87m)

Utility room

Double Garage 17' 7" x 14' 9" (5.36m x 4.49m)

First Floor Landing

Bedroom One 14' 9" x 10' 8" (4.49m x 3.25m)

Dressing Room 5' 6" x 5' 4" (1.68m x 1.62m)

En-suite

Bedroom Two 12' 5" x 11' 9" (3.78m x 3.58m)

Bedroom Three 12' 2" x 11' 6" (3.71m x 3.50m)

Bedroom Four 14' 4" x 9' 4" (4.37m x 2.84m)

Family Bathroom

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: 8th June 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

