



Bulrush Close, Brownhills
Walsall, WS8 6DB

Offers in Excess of £390,000

Brownhills

Offers in Excess of £390,000



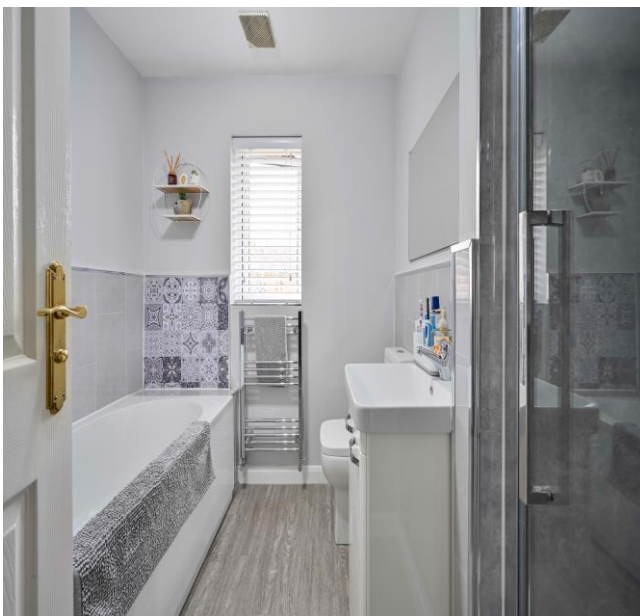
A rare opportunity to acquire this spacious, well presented four bedroom detached home situated in a sought-after cul-de-sac on the ever-popular Watermead Grange Estate.

The property is conveniently located for local amenities, schools, shops and transport links including A5 & M6 Tolls roads.

This superb family home has been much improved by its current owners and briefly comprises: through hallway, two reception rooms, spacious fitted dining kitchen, utility room, guest cloak room, four bedrooms - Master bedroom with newly fitted en-suite shower room, re-fitted family bathroom, rear garden with full width patio area, garage & block paved drive providing off road parking for several cars.

This property must be viewed to be fully appreciated.





Property Specification

STUNNING FOUR BEDROOM DETACHED FAMILY HOME
THROUGH HALL AND CLOAKROOM
LOUNGE AND DINING ROOM
FITTED BREAKFAST KITCHEN AND UTILITY
MASTER BEDROOM WITH REFITTED EN SUITE SHOWER
ROOM

Entrance Hallway

Guest WC

Lounge 10' 7" x 15' 6" (3.23m x 4.72m)

Dining Room 8' 0" x 12' 5" (2.44m x 3.78m)

Kitchen 12' 2" x 9' 9" (3.7m x 2.97m)

Utility room 9' 4" x 5' 1" (2.84m x 1.55m)

Garage 8' 1" x 17' 5" (2.46m x 5.3m)

Bedroom One 13' 9" x 11' 10" (4.2m x 3.6m)

En-suite

Bedroom Two 8' 9" x 16' 0" (2.67m x 4.88m)

Bedroom Three 10' 0" x 8' 5" (3.05m x 2.57m)

Bedroom Four 8' 4" x 10' 4" (2.54m x 3.15m)

Family Bathroom

Agent's Note:

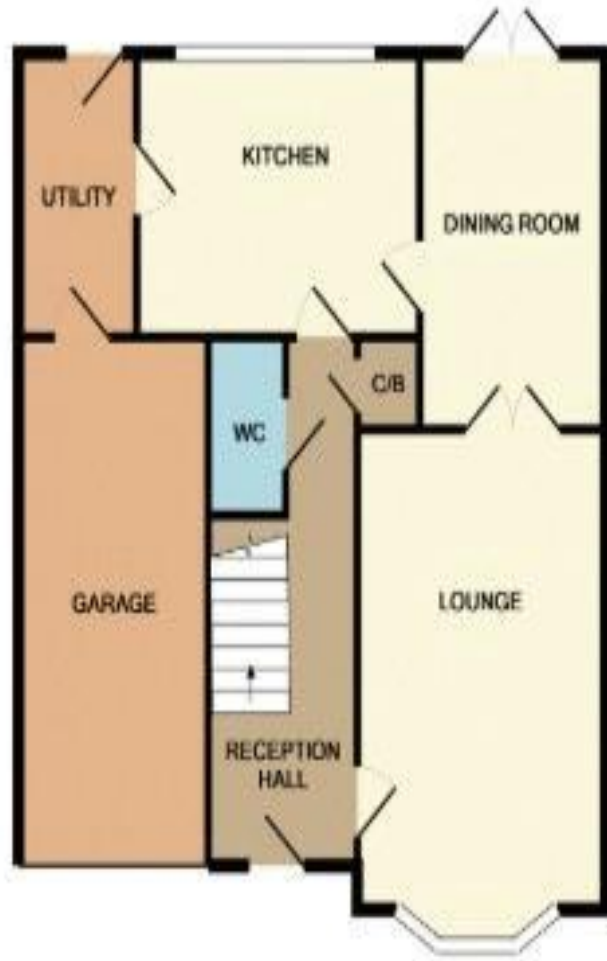
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 6th August 2025

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



GROUND FLOOR



1ST FLOOR

Energy Efficiency Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | 72 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Map Location

