



Lindon Road, Brownhills
Walsall, WS8 7BW

Offers Over £190,000

Brownhills

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A spacious two-bedroom semi-detached home which has been much improved by its current owner. This deceptively spacious property briefly comprises: entrance hall, spacious lounge with open staircase off, modern breakfast kitchen with dining area and integrated appliances, modern ground floor bathroom, two double bedrooms and shower room on the first floor.

Externally is a generous plot with ample parking, lawn area and two brick stores.





Property Specification

STUNNING TWO BEDROOM HOME
LARGE PLOT
AMPLE PARKING & DETACHED GARAGE
SPACIOUS LOUNGE
FITTED DINING KITCHEN

Entrance Porch

Lounge/Diner 25' 1" x 11' 11" (7.65m x 3.63m)

L Shaped Kitchen/Breakfast Room 11' 10" max x 13' 5" max (3.61m max x 4.09m max)

Ground Floor Bathroom

First Floor Landing

Bedroom One 9' 11" max x 11' 3" max (3.02m x 3.43m)

Bedroom Two 8' 10" x 10' 4" (2.69m x 3.15m)

Shower Room

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 September 2025

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Viewer's Note:

Services connected: Mains gas, electricity, water & drainage
Council tax band: A
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		83 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

