



Watling Street, Brownhills
Walsall, WS8 7NP

£205,000

Brownhills

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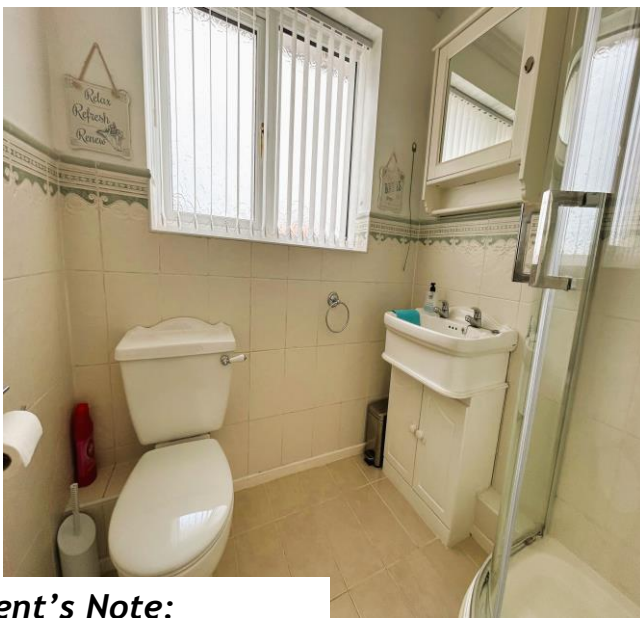
IDEAL FIRST TIME PURCHASE...

A well-presented three-bedroom semi-detached home situated in a popular small cu-de-sac, close to local schools and transport links including A5 & M6 tolls roads.

The property briefly comprises: porch, hallway, spacious lounge, re-fitted dining kitchen with integrated appliances, conservatory, three bedrooms and shower room.

Externally the property is set behind a lawned fore garden, to the rear is a GARAGE and driveway providing off road parking.





Property Specification

THREE BEDROOMS - ALL WITH FITTED WARDROBES
PORCH & HALL
LOUNGE
RE-FITTED DINING KITCHEN WITH INTEGRATED
APPLIANCES
CONSERVATORY

Entrance Porch

Entrance Hall

Lounge

Lounge 13' 9" x 12' 5" (4.18m x 3.78m)

Kitchen/Diner 15' 7" x 10' 2" (4.74m x 3.11m)

Conservatory 9' 10" x 9' 0" (3.0m x 2.75m)

First Floor Landing

Bedroom One 11' 9" x 9' 1" (3.59m x 2.77m)
excluding wardrobes

Bedroom Two 9' 2" x 8' 7" (2.79m x 2.62m)
excluding wardrobes

Bedroom Three 8' 5" x 6' 1" (2.57m x 1.85m)

Shower Room

Garage 17' 7" x 11' 2" (5.36m x 3.41m)

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: 7th October 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: B
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		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

