



Warren Place, Brownhills
Walsall, WS8 6BY

£210,000

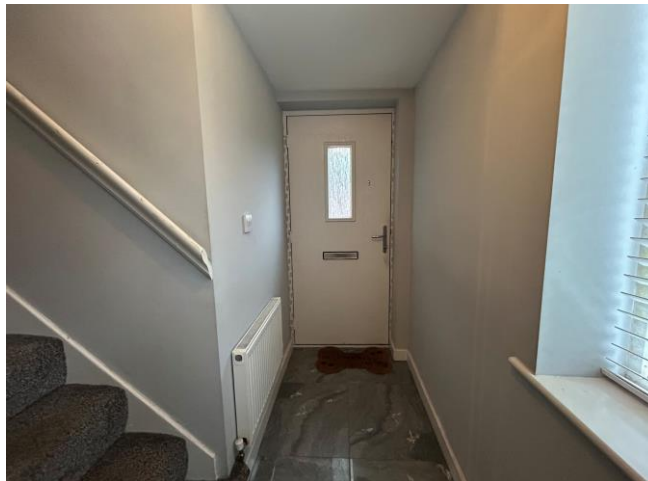
Brownhills

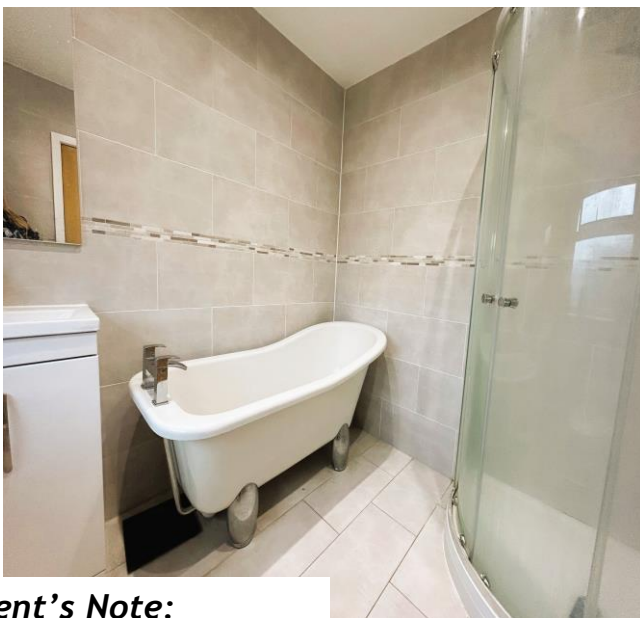
£210,000

3  1  2 

A well-presented three-bedroom semi-detached home on a substantial corner plot with NO UPWARD CHAIN.

Briefly comprising: hallway, two reception rooms, spacious kitchen, three bedrooms, family bathroom and an extensive garden plot on three sides, providing plenty of space for children to play, along with the well stocked front garden which enjoys open views over the green and communal parking areas beyond.





Property Specification

THREE BEDROOMS
TWO RECEPTION ROOMS
SPACIOUS KITCHEN
DUAL ASPECT LOUNGE
COMMUNAL PARKING AREA

Entrance Hall

Lounge 15' 11" x 11' 6" (4.84m x 3.51m)

Dining Room 10' 11" x 9' 11" (3.34m x 3.03m)

Kitchen 13' 0" x 8' 9" (3.97m x 2.67m)

First Floor Landing

Bedroom One 11' 7" x 9' 11" (3.53m x 3.02m)

Bedroom Two 8' 7" x 6' 11" (2.61m x 2.10m)

Bedroom Three 8' 7" x 6' 11" (2.61m x 2.10m)

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: 24th November 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



GROUND FLOOR



1ST FLOOR

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

