



Lawnoaks Close, Brownhills  
Walsall, WS8 7NG

£215,000

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Paul Carr Estate Agents are pleased to offer for sale this well presented three bedroom semi detached home ideal for first time buyers which is being offered with no onward chain.

The property situated in a popular cul-de-sac, close to local schools and transport links including A5 & M6 tolls roads.

The property briefly comprises hallway, lounge with feature fireplace, dining kitchen with patio door, three bedrooms and bathroom with white suite.

Externally the property is set behind a shaled fore garden providing off road parking.

There is a neatly laid out rear garden with pond and patio areas.





## Property Specification

THREE BEDROOMS  
LOUNGE WITH FEATURE FIREPLACE  
DINING KITCHEN  
BATHROOM WITH WHITE SUITE  
OFF ROAD PARKING

### Entrance Hall

Lounge 13' 8" x 11' 2" (4.16m x 3.4m)

Kitchen/Diner 14' 2" x 9' 11" (4.32m x 3.02m)

### First Floor Landing

Bedroom One 14' 3" x 8' 4" (4.34m x 2.54m)

Bedroom Two 8' 10" x 8' 5" (2.69m x 2.56m)

Bedroom Three 8' 10" x 5' 7" (2.69m x 1.7m)

### 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: 15th January 2026

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

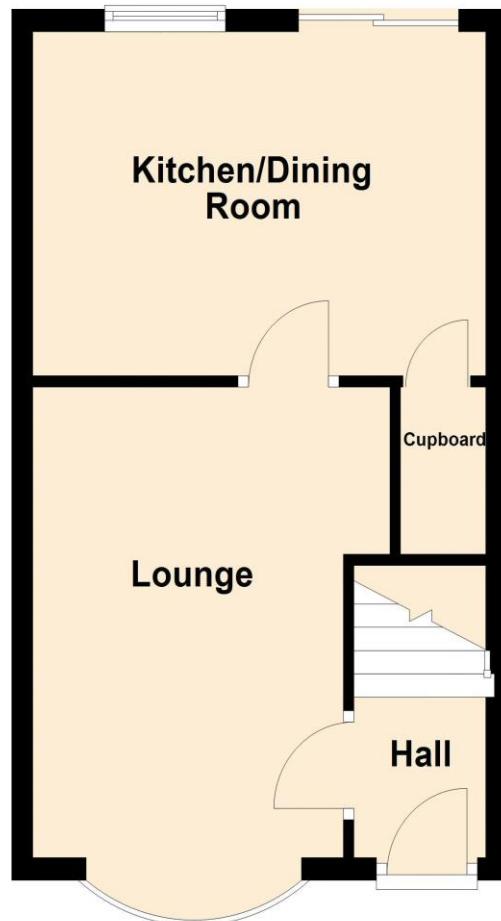
Council tax band: B

Tenure: Freehold

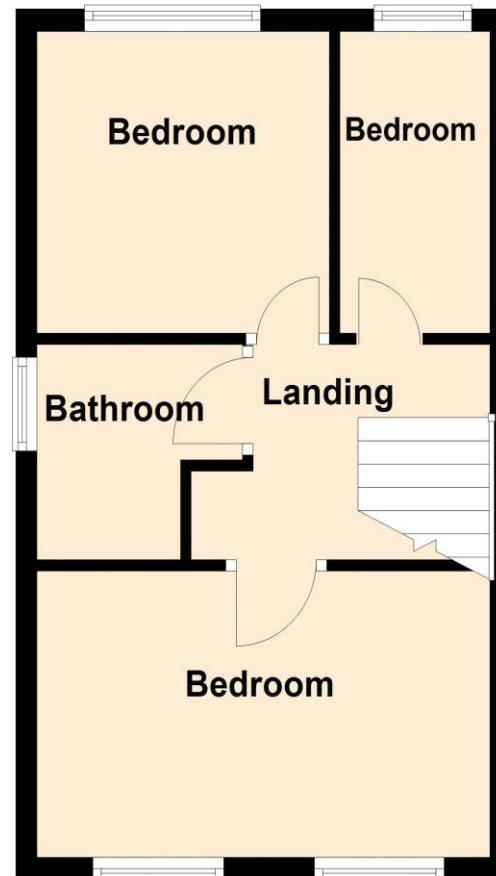
# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

Ground Floor



First Floor



## Energy Efficiency Rating



## Map Location

