



41a Anglesey Road, Brownhills
Walsall, WS8 7NX

£340,000

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A brand-new detached family home offering exceptional accommodation in a popular location within easy reach of good schools. This energy efficient home boasts solar panels, high end fixtures and fittings and a generous plot.

Set behind the block paved driveway to the fore, the home also benefits from parking to the rear which could be useful for a motor home or caravan.

The hallway with guest wc off gives way to the front lounge which is a generous room with bay window to fore.

To the rear of the property is the kitchen/dining room which has integrated dishwasher, fridge freezer, oven, hob and extractor, and there is also a separate utility.

Upstairs there are three generous double bedrooms, the master bedroom with an en-suite shower room, whilst the superb family bathroom completes the internal accommodation.

Outside to the rear, is a large porcelain patio area with a lawn beyond (to be laid nearer legal completion). With an electric car charger to the fore this superb home offers everything a modern family could want.





Property Specification

BRAND NEW DETACHED HOME
THREE EXCELLENT DOUBLE BEDROOMS
FAMILY BATHROOM AND ENSUITE SHOWER ROOM
HIGH SPECIFICATION THROUGHOUT
ENERGY EFFICIENT FAMILY HOME WITH SOLAR PANELS
FRONT DRIVE AND REAR PARKING AREA

GROUND FLOOR

Hall 3.70m (12'2") max x 2.36m (7'9")

Kitchen/Diner 6.56m (21'6") max x 4.12m (13'6")

Utility 1.23m (4') x 1.21m (4')

Lounge 4.21m (13'10") x 4.10m (13'5")

WC 1.48m (4'10") x 0.95m (3'1")

FIRST FLOOR

Landing 3.66m (12') x 1.04m (3'5")

Bedroom 1 4.22m (13'10") x 3.11m (10'2")

En-suite Shower Room 2.20m (7'3") x 1.56m (5'1")

Bedroom 2 3.85m (12'8") x 3.09m (10'2")

Bedroom 3 4.14m (13'7") max x 2.61m (8'7")

Bathroom 2.80m (9'2") x 2.04m (6'8")

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:

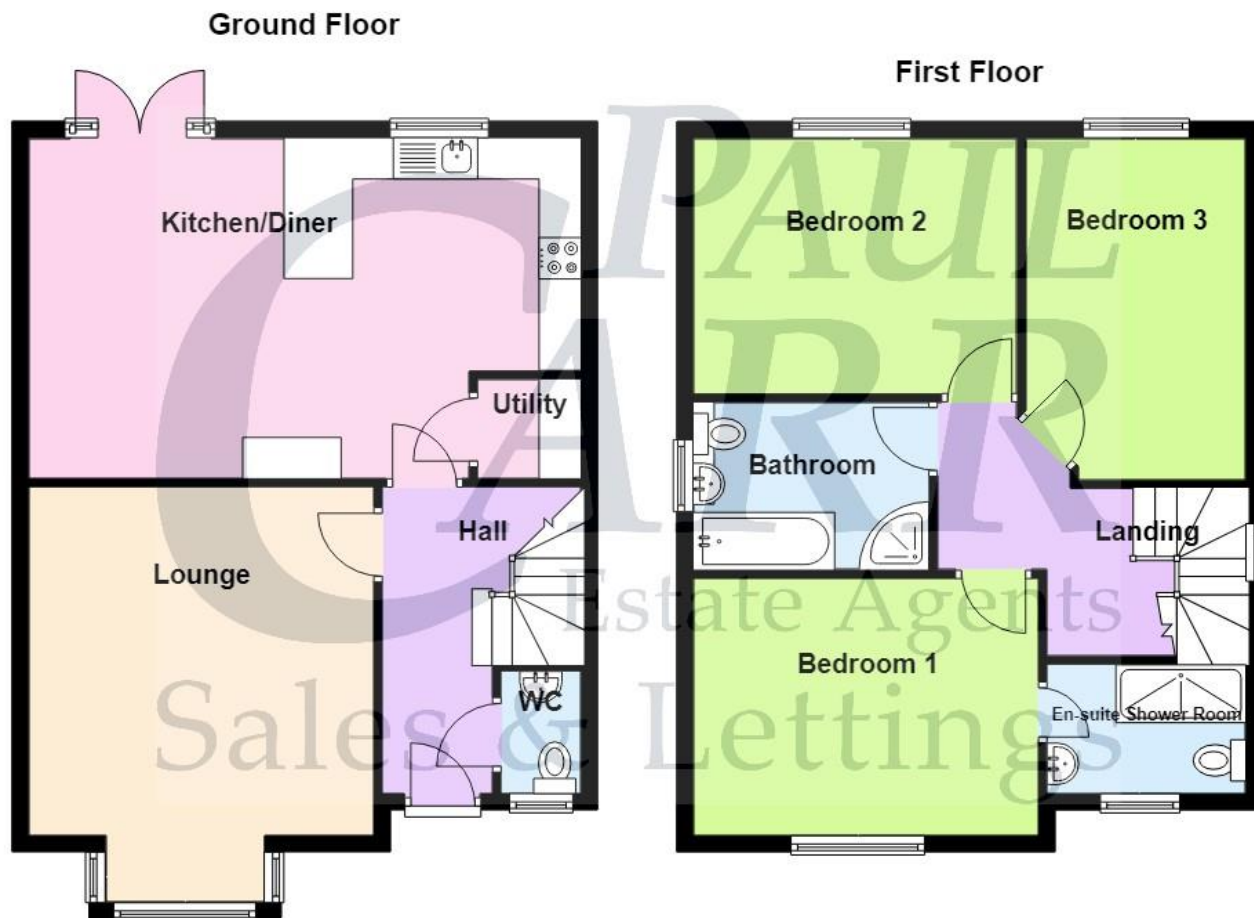
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Viewer's Note:

Services connected: Gas, Electric, Water & Drainage
Council tax band: TBC
Tenure: Freehold

Floor Plan

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



This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A	94 A	94 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

