



Seeds Lane, Brownhills  
Walsall, WS8 6HU

Offers in the Region Of £390,000



# Brownhills

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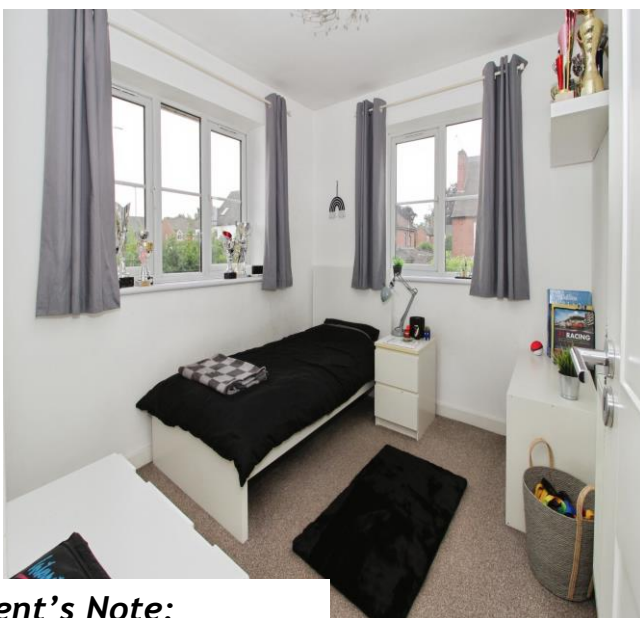
Paul Carr Estate Agents are delighted to present for sale this impressive four bedroom detached house which is situated in a highly sought-after location with excellent public transport links, nearby schools and local amenities, making it an ideal family home.

The inviting living room is highlighted by a bay window and a feature log burner, making it a cosy retreat filled with natural light. There is also a light and airy lounge diner, featuring access to the garden, blending indoor and outdoor living seamlessly. It also connects to the kitchen / breakfast room, creating a wonderful communal space. The kitchen itself is a noteworthy space, complete with a utility room, breakfast area, and a range of fitted units. There is also space for a Range-style cooker and it boasts a double Belfast style sink, catering to all your culinary needs. The property offers four double bedrooms. The first bedroom includes an en-suite and built-in wardrobes, offering ample storage. The second and fourth bedrooms also feature built-in storage, while the third bedroom is a versatile space that could be adapted to suit your needs. Two bathrooms serve the house. The first is an ensuite shower room, adding a touch of luxury and convenience to the master suite. The second is a stylish family bathroom with a modern white suite, ensuring a relaxing space for all.

Extra features include a single garage, driveway parking, neatly maintained gardens, and a guest WC off the hallway.

The property's desirable features and prime location make it an attractive prospect for potential buyers.





## Property Specification

UNIQUE EXECUTIVE DETACHED RESIDENCE  
IMPOSING CORNER PLOT IN POPULAR LOCATION  
WELL PRESENTED, SPACIOUS ACCOMMODATION  
LIVING ROOM WITH FEATURE LOG BURNER  
SPACIOUS LOUNGE / DINING ROOM

### Hall

Living Room 4.23m (13'10") plus bay x 3.44m (11'3")

Lounge / Dining Room 6.40m (21') x 2.85m (9'4")

Kitchen / Breakfast Room 4.52m (14'10") x 3.55m (11'8")  
max / 2.80m (9'2") min

Utility 1.76m (5'9") x 1.66m (5'5")

### WC

### Landing

Bedroom 1 3.68m (12'1") x 3.36m (11')

En-suite 2.70m (8'10") x 0.96m (3'2")

Bedroom 2 3.36m (11') x 2.70m (8'10")

Bedroom 3 3.68m (12'1") x 2.27m (7'5")

Bedroom 4 3.07m (10'1") x 2.71m (8'11")

Bathroom 2.70m (8'10") x 1.78m (5'10")  
Garage 5.68m (18'8") x 3.00m (9'10")

### 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: 18th June 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: D  
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		82 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location