



Hillside Close, Brownhills
Walsall, WS8 7AB

Guide Price £60,000

Brownhills

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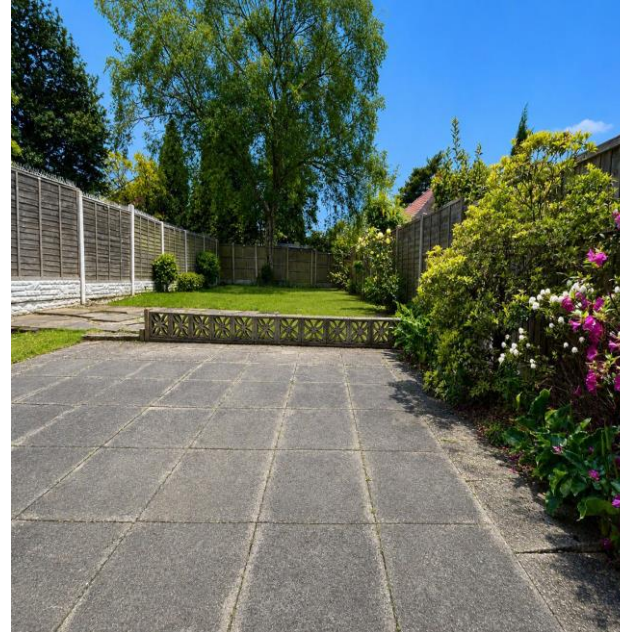
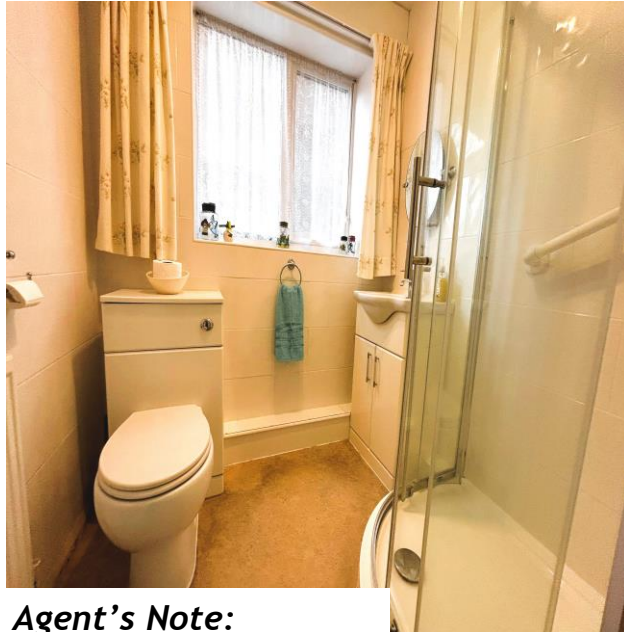


Paul Carr Estate Agents are pleased to offer for sale this spacious two bedroom ground floor flat situated in popular shire oak, close to local schools and transport links: briefly comprising hall with store cupboard off, open plan lounge/kitchen with base & wall cupboards, sliding patio door overlooking rear garden, two bedrooms, shower room with white suite, vanity unit and corner shower enclosure.

There is also a generous front garden and further paved garden area to the rear of the property, also a brick shed.

There is gas fired central heating and no onward chain.





Property Specification

SPACIOUS GROUND FLOOR FLAT
CASH BUYERS ONLY - SHORT LEASE
GARDEN TO FRONT PATIO AREA TO REAR
TWO BEDROOMS
OPEN PLAN KITCHEN / LOUNGE

Entrance Hallway

Open Plan Lounge/Kitchen/Diner 12' 10" max x 20'
8" max (3.9m max x 6.29m max)

Bedroom One 9' 10" x 14' 9" (2.99m x 4.5m)

Bedroom Two 11' 2" x 6' 11" (3.4m x 2.12m)

Shower Room

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: 21st May 2026

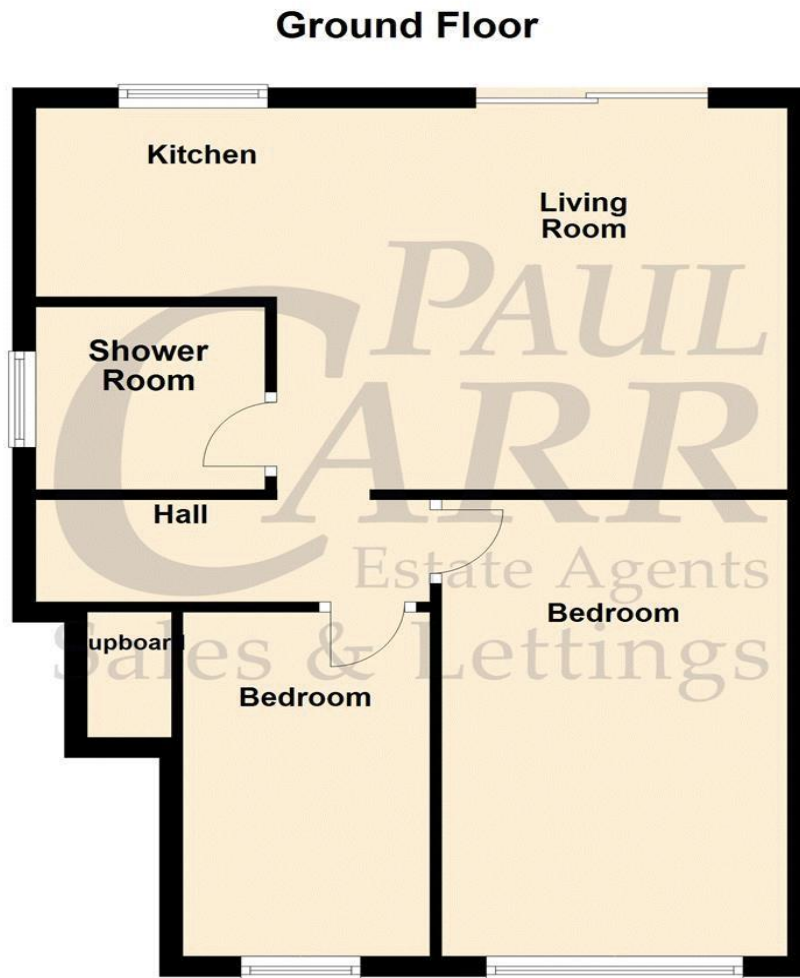
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. 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: A
Tenure: Leasehold 34 years remaining - cost to extend lease for 90 years is To Be Confirmed
Ground Rent: £12.50 p.a.

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		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

