



Cherwell Drive, Brownhills West
Walsall, WS8 7LG

Offers in Excess of £220,000

Brownhills West

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NO CHAIN....A deceptively spacious three-bedroom link detached home close to popular schools and transport links.

The property briefly comprises: entrance hall, lounge, dining room, kitchen with some integrated appliances, conservatory, three bedrooms, family bathroom, en-suite shower room.

Externally there is ample parking to the front having and in an out block paved driveway, garage and good-sized rear garden.





Property Specification

SPACIOUS LINK DETACHED FAMILY HOME
TWO GOOD SIZED RECEPTION ROOMS
FITTED KITCHEN
CONSERVATORY
TWO BATHROOMS

Entrance Hallway

Lounge 16' 2" x 10' 10" (4.92m x 3.30m)

Kitchen 13' 7" x 6' 11" (4.13m x 2.11m)

Utility room/Guest WC

Dining area 13' 1" x 10' 8" (4.0m x 3.24m)

Family Area 13' 1" x 7' 2" (4.0m x 2.18m)

Conservatory 7' 7" x 14' 2" (2.32m x 4.31m)

Garage 19' 6" x 7' 7" (5.94m x 2.32m)

First Floor Landing

Bedroom One 13' 0" x 12' 8" (3.97m x 3.86m)

En-suite

Bedroom Two 9' 2" x 8' 11" (2.79m x 2.72m)

Bedroom Three 9' 2" x 8' 10" (2.79m x 2.69m)

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: 23rd July 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: C
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		
69-80	C		74 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

