



Commonside, Brownhills
Walsall, WS8 7AY

Offers Over £220,000

Brownhills

Offers Over £220,000



Ground Floor The property is entered via a welcoming hallway featuring a radiator, ceiling light point, and doors leading to the principal ground floor accommodation. The dining room is positioned to the front of the property and benefits from a double-glazed window, radiator, and ceiling light point, with an open aspect leading through to the sitting room. The sitting room provides a comfortable reception space with a double-glazed window overlooking the rear garden, radiator, ceiling light point, and door leading through to the kitchen. The kitchen is fitted with a range of wall and base cupboard units together with a breakfast bar, integrated four ring gas hob and oven, stainless steel sink with drainer and mixer tap over, boiler, radiator, and ceiling light point. A double-glazed window overlooks the rear garden, while a door provides access to the conservatory. The conservatory offers an excellent additional living space, enjoying double glazed windows to the side and rear elevations, wall light points, radiator, and doors opening directly onto the garden.

First Floor The landing benefits from a ceiling light point, obscure double-glazed window to the side elevation, storage cupboard, and doors leading to all first-floor accommodation. Bedroom one enjoys a double-glazed window to the front elevation together with a radiator and ceiling light point. Bedroom two overlooks the rear garden and features a double-glazed window, radiator, and ceiling light point, while bedroom three benefits from a front facing double glazed window, radiator, and ceiling light point. The bathroom is fitted with a bath incorporating a shower over, low flush WC, wash hand basin, radiator, ceiling light point, and two obscure double-glazed windows to the rear elevation.

Outside The property enjoys an attractive frontage with a driveway providing off road parking and a neatly maintained lawned garden. Side access leads to the rear of the property, where a generous and thoughtfully landscaped garden provides excellent outdoor living space. A substantial paved patio area offers the ideal setting for outdoor dining and entertaining, complemented by decorative gravel borders, established planting, and a lawned section. To the rear of the garden there is a useful outbuilding providing additional storage potential, while boundary fencing helps create a private and enclosed environment.





Property Specification

END OF TERRACED PROPERTY
SPACIOUS LOUNGE
SEPARATE DINING ROOM
CONTEMPORARY KITCHEN
THREE GENEROUS BEDROOMS

Entrance Hallway

Dining Room 12' 7" x 10' 4" (3.83m x 3.15m)

Lounge 11' 7" x 11' 5" (3.53m x 3.48m)

Kitchen 7' 3" x 11' 7" (2.21m x 3.53m)

Conservatory 8' 7" x 17' 6" (2.61m x 5.33m)

First Floor Landing

Bedroom One 10' 7" x 13' 3" (3.22m x 4.04m)

Bedroom Two 11' 0" x 9' 0" (3.35m x 2.74m)

Bedroom Three 7' 4" x 8' 2" (2.23m x 2.49m)

Family Bathroom 5' 4" x 7' 9" (1.62m x 2.36m)

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 June 2026

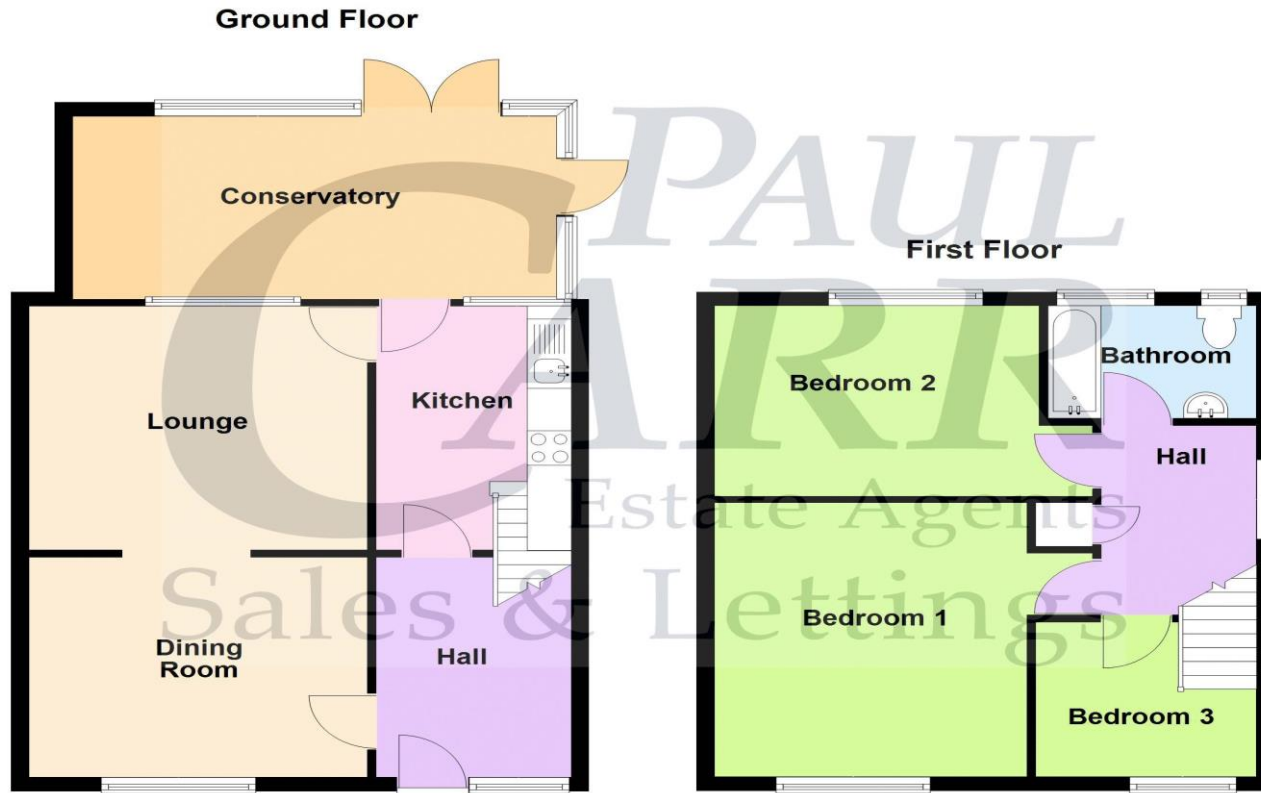
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. 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



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		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

Map Location

