



Watling Street, Brownhills  
Walsall, WS8 7LU

Offers Over £220,000

# Brownhills

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NO CHAIN...An extended and spacious three-bedroom semi-detached home close to sought after local schools, Chasewater and excellent transport links.

The property briefly comprises: porch, hallway, lounge with feature rear bay with French doors to garden, extended kitchen, dining room, three bedrooms, bathroom, separate w.c.

Externally is good sized block paved driveway providing off road parking for several cars and generous gardens to rear, front and side.





## Property Specification

EXTENDED THREE BEDROOM SEMI DETACHED  
LOUNGE WITH WALK-IN BAY TO REAR  
SEPARATE DINING ROOM  
KITCHEN  
THREE DOUBLE BEDROOMS

Entrance Porch

Entrance Hallway

Kitchen 7' 11" x 18' 4" (2.41m x 5.59m)

Dining Room 15' 9" x 8' 4" min into bay(4.79m x 2.54m)

Lounge 17' 8" max x 18' 6" (5.387m max x 5.633m)

First Floor Landing

Bedroom One 11' 1" max x 10' 11" (3.39m x 3.32m)

Bedroom Two 9' 1" x 11' 10" (2.78m x 3.60m)

Bedroom Three 9' 1" x 10' 11" (2.76m x 3.32m)

Bathroom

Separate WC

### 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 January 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

