PAUL CARR Estate Agents
Sales & Lettings

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St. Johns Road, Brownhills
Walsall, WS8 7AJ

Offers in Excess of £290,000

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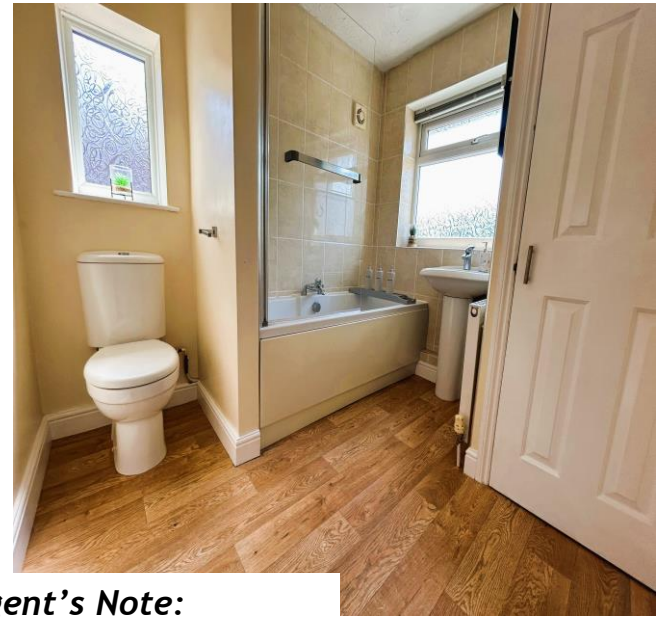
A spacious extended traditional three-bedroom semi-detached home in popular Shire Oak close situated on a generous plot close to transport links including M6 toll /A5 and local schools.

The property briefly comprises porch, hallway, lounge/dining room, further sitting room/study, extended modern kitchen with dining area, downstairs w.c. utility/ conservatory, three bedrooms and spacious bathroom.

Externally there is ample parking to the front on the driveway, garage and a mature, private rear garden with patio areas.



Property Specification

EXTENDED THREE BEDROOM SEMI DETACHED HOME
LOUNGE / DINING ROOM PLUS SITTING ROOM
EXTENDED MODERN DINING KITCHEN
DOWN STAIRS W.C.
CONSERVATORY/UTILITY ROOM

Entrance Porch

Entrance Hallway

Lounge/Dining Room 23' 4" x 10' 11" (7.1m x 3.32m)

Sunroom/Sitting Room 10' 3" x 9' 9" (3.12m x 2.98m)

Kitchen/Breakfast Room 19' 3" x 7' 5" (5.87m x 2.26m)

Guest WC

Conservatory 19' 1" x 9' 4" (5.81m x 2.85m)

Garage 16' 1" x 10' 0" (4.89m x 3.06m)

First Floor Landing

Bedroom One 13' 11" x 9' 11" (4.23m x 3.02m)

Bedroom Two 11' 11" x 11' 0" (3.63m x 3.35m)

Bedroom Three 6' 4" x 6' 5" (1.93m x 1.95m)

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: 2nd September 2026

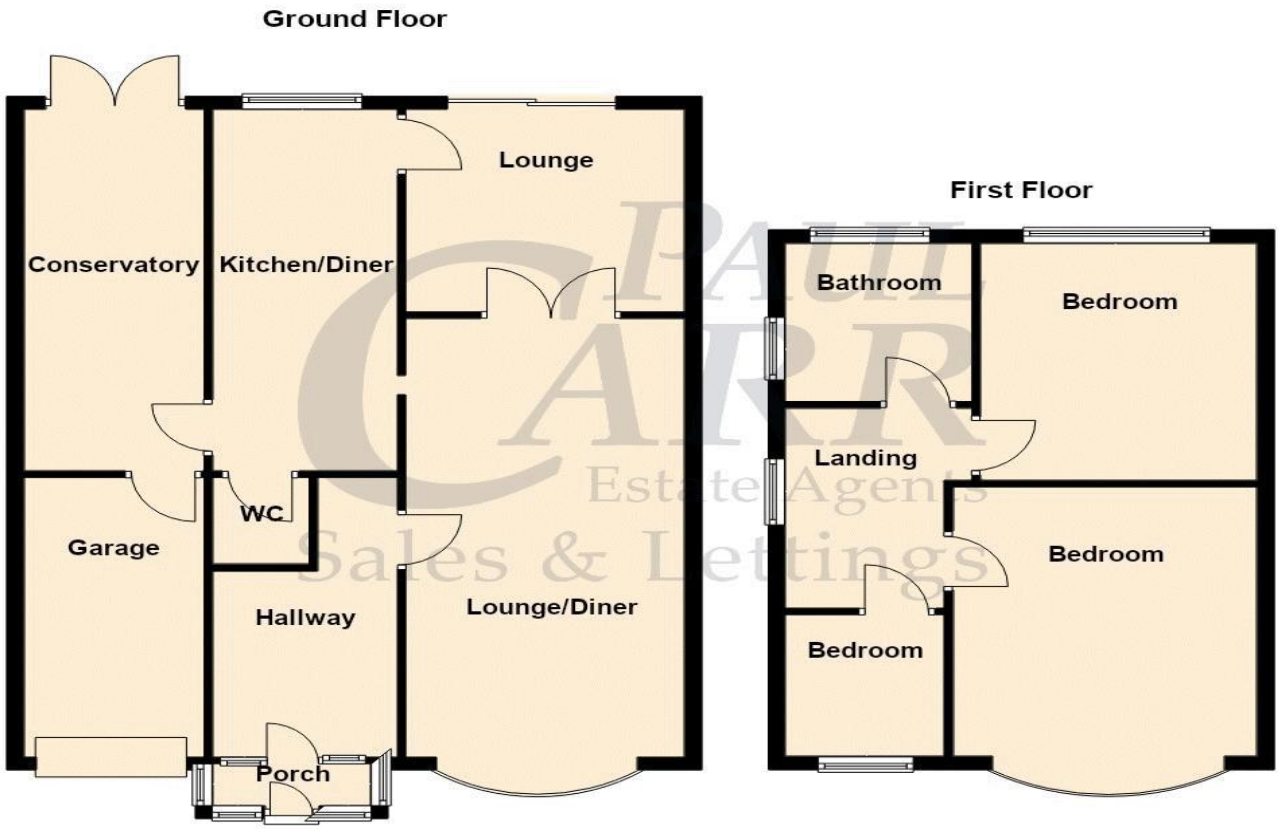
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract.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

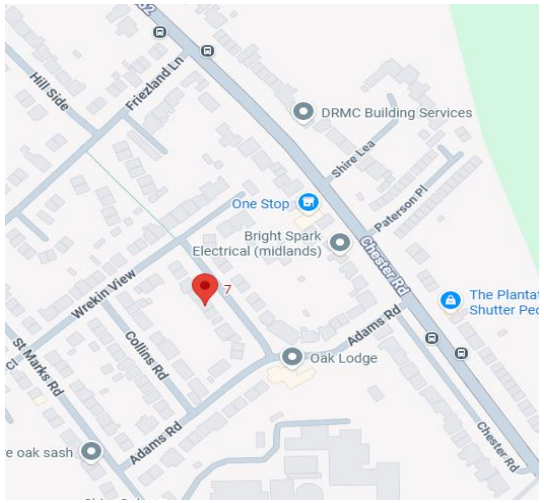
This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

New Instruction Awaiting E.P.C.

Map Location



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