



Cedar Avenue, Brownhills
Walsall, WS8 6BH

Offers in the Region Of £190,000

Brownhills

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Paul Carr Estate Agents are pleased to offer for sale this Spacious three-bedroom mid terraced family home, close to local schools and park, with ample off road parking. Briefly comprising hallway lounge/dining room with dual aspects, kitchen, bathroom.

There are gardens to both front & rear and driveway providing parking for several cars.





Property Specification

THREE BEDROOMS
OFF ROAD PARKING FOR SEVERAL CARS
EASY ACCESS TO PARK AT REAR & LOCAL SCHOOLS
SPACIOUS LOUNGE
KITCHEN

Entrance Hallway

Guest WC

Lounge/Diner 20' 0" x 11' 1" (6.10m x 3.38m)

Kitchen 12' 6" x 7' 9" (3.80m x 2.37m)

Bedroom One 12' 6" x 11' 7" (3.81m x 3.52m)

Bedroom Two 11' 4" max x 9' 2" + recess (3.45m
max x 2.79m + recess)

Bedroom Three 7' 6" x 11' 9" max (2.28m x 3.59m
max)

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: 9th October 2023

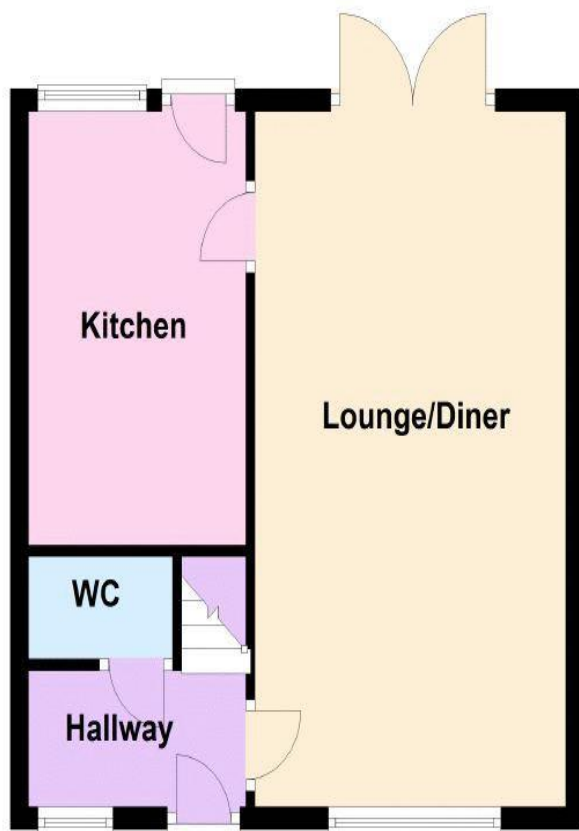
Viewer's Note:

Services connected: Mains gas, electricity, water & drainage
Council tax band: A
Tenure: Freehold

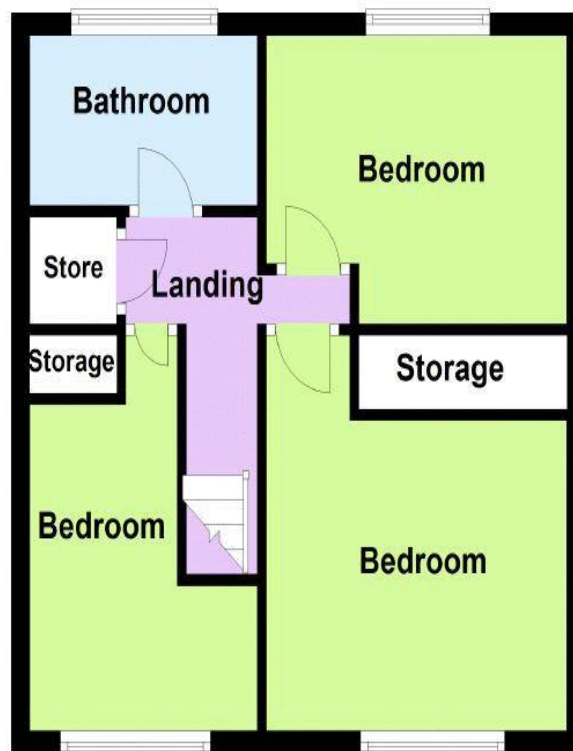
Floor Plan

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

Ground Floor



First Floor



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

