



Mayfields Drive, Brownhills  
Walsall, WS8 7NJ

Offers in Excess of £280,000

# Brownhills

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A well-presented and fully extended 4-bedroom semi-detached property, with a loft conversion offering a fifth bedroom. Ideal for larger families seeking space.

The property briefly comprises: Hallway with stairs off and useful storage beneath giving access to a lounge, conservatory, open-plan kitchen diner with built in appliances ideal for entertaining along with a handy downstairs WC. On the first floor are four bedrooms and a stylish family bathroom. The converted loft space makes bedroom five with eaves storage offering plenty of space.

Outside to the front is a driveway providing ample off-road parking for several cars.

To the rear is a covered seating area and low maintenance garden with a brick-built garden room with potential for a home office.





# Property Specification

EXTENDED FIVE BEDROOM SEMI DETACHED HOME  
SPACIOUS LOUNGE  
CONSERVATORY  
DINING KITCHEN  
HALL & GUEST W.C.

Entrance Hallway

Guest WC

Kitchen/Diner 24' 3" x 14' 5" max (7.4m x 4.4m max)

Lounge 13' 1" x 12' 2" (4.0m x 3.7m)

Sun Room 10' 2" x 9' 10" (3.1m x 3m)

First Floor Landing

Bedroom Two 10' 10" x 9' 2" (3.3m x 2.8m)

Bedroom Three 9' 2" x 8' 10" (2.8m x 2.7m)

Bedroom Four 8' 2" x 6' 11" (2.5m x 2.1m)

Bedroom Five 7' 7" x 6' 11" (2.3m x 2.1m)

Family Bathroom

Second Floor Master Bedroom 12' 2" x 6' 11" (3.7m x 2.1m)

## 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 April 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



## Energy Efficiency Rating

**New  
Instruction  
Awaiting  
E.P.C.**

## Map Location

