



Lindon Road, Brownhills  
Walsall, WS8 7BQ

**£165,000**



# Brownhills

£165,000



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### ***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: 26th June 2023

## ***Property Specification***

BEING SOLD THROUGH ONLINE AUCTION  
BUY IT NOW OPTION  
BUYERS FEE APPLIES

TWO BEDROOM SEMI DETACHED

### **Entrance Hallway**

**Kitchen 12' 6" x 5' 6" (3.81m x 1.68m)**

**Lounge 14' 9" x 11' 9" (4.50m x 3.58m)**

**Conservatory 10' 1" x 9' 6" (3.07m x 2.90m)**

**Bedroom One 11' 9" x 11' 9" (3.58m x 3.58m)**

**Bedroom Two 12' 6" x 11' 9" (3.81m x 3.58m)**

### **Bathroom**

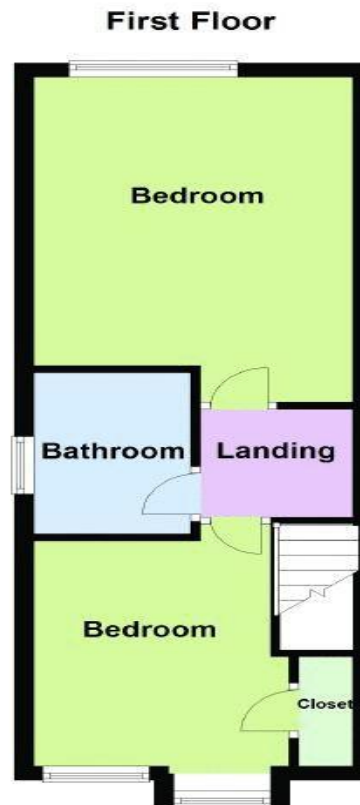
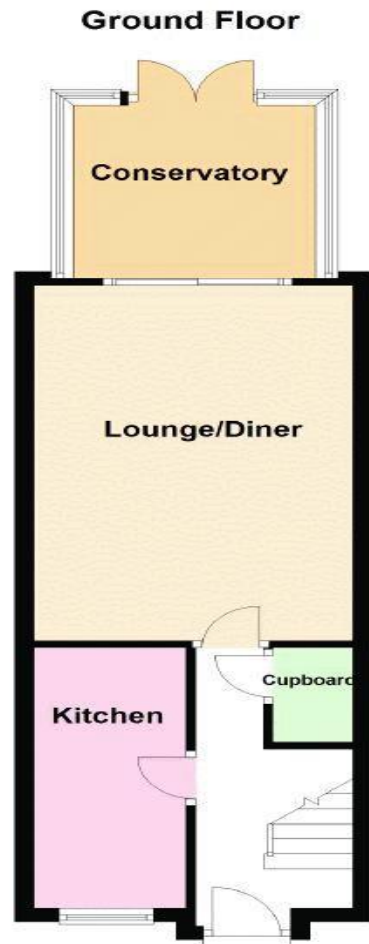
### ***Viewer's Note:***

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

