



Bulrush Close, Brownhills  
Walsall, WS8 6DB

Offers in the Region Of £374,000



# Brownhills

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A rare opportunity to acquire this spacious, well presented four bedroom detached home situated in a sought after cul-de-sac on the ever popular Watermead Grange Estate

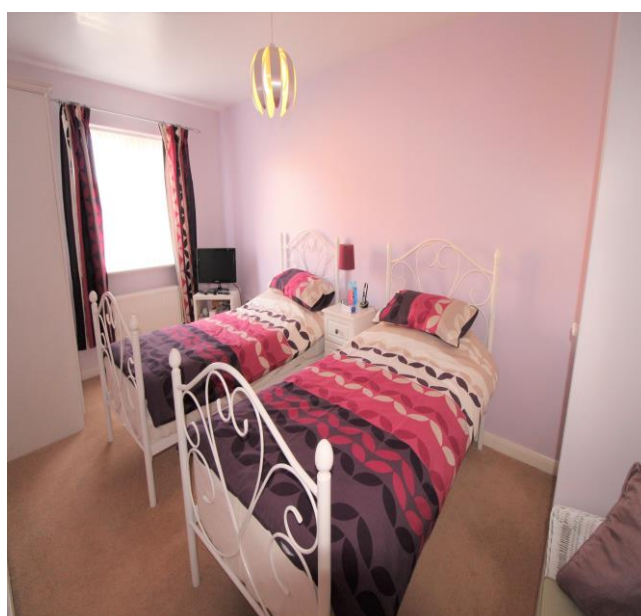
The property is conveniently located for local amenities, schools, shops and transport links including A5 & M6 Tolls roads.

This superb family home has been much improved by its current owners and briefly comprises: Storm porch, through hallway, two reception rooms, conservatory with tiled roof, spacious fitted kitchen, utility, guest cloak room, four bedrooms - Master bedroom with ensuite bathroom, re-fitted luxury family bathroom, rear garden with full width patio area, garage & block paved drive providing off road parking.

This property must be viewed to be fully appreciated.







## Property Specification

SUPERBLY PRESENTED DETACHED HOME  
FOUR BEDROOMS (ALL FITTED)  
RE-FITTED LUXURY BATHROOM WITH SEPARATE SHOWER  
ENSUITE SHOWER ROOM  
LOUNGE & DINING AREA

Entrance Porch

Hallway

Lounge 15' 7" x 10' 8" (4.76m x 3.24m)

Dining Room 12' 5" x 8' 0" (3.79m x 2.45m)

Kitchen/Breakfast Room 12' 4" x 9' 8" (3.75m x 2.94m)

Utility room 9' 4" x 5' 1" (2.85m x 1.54m)

Guest WC

Integral Garage

Bedroom One 17' 2" x 14' 9" (5.22m x 4.49m)

En-suite

Bedroom Two 16' 0" x 8' 10" (4.88m x 2.68m)

Bedroom Three 10' 6" x 9' 11" (3.19m x 3.02m)

Bedroom Four 8' 6" x 10' 5" (2.58m x 3.18m)  
Family Bathroom

### Agent's Note:

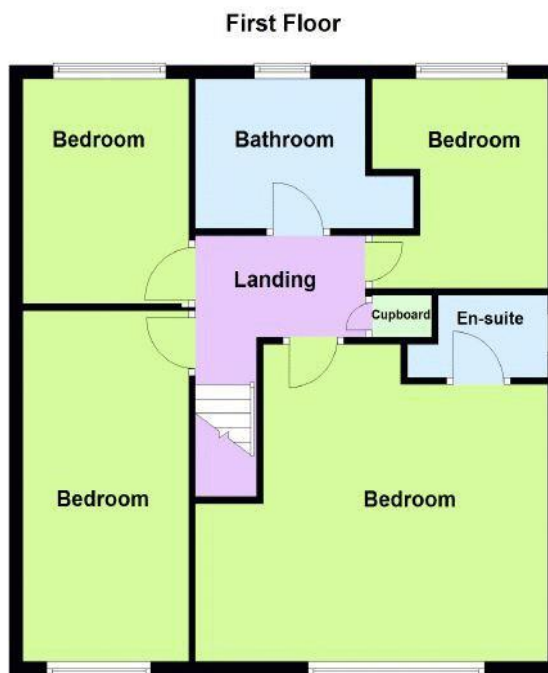
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 24th August 2023

### Viewer's Note:

Services connected: Mains gas, electricity, water & drainage  
Council tax band: E  
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		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

