



Moorhen Close, Brownhills
Walsall, WS8 6EE

£200,000

Brownhills

£200,000



A modern style semi detached home constructed circa 2003 while forming part of the popular Watermead Grange residential development.

The property affords a garage, off road parking and a good size rear garden while the interior is presented to a high standard throughout.

Moving inside, the entrance hallway has stairs rising to the first floor landing and a door leading to the ground floor accommodation. The lounge overlooks the front aspect while the kitchen includes a breakfast area and is equipped with ample cupboard space, sink/drain, fridge/freezer, dishwasher, microwave & an extractor hood over the oven/hob. A rear hallway has doors to both the guest WC and rear garden.

To the first floor are three bedrooms, all being served by a family bathroom equipped with a white suite.

The property further benefits from double glazing and a gas central heating system.

An excellent opportunity to buy in this location.





Property Specification

MODERN STYLE SEMI DETACHED HOME
THREE BEDROOMS & FIRST FLOOR FAMILY BATHROOM
LOUNGE & KITCHEN INCLUDING BREAKFAST AREA
GROUND FLOOR WC
DOUBLE GLAZED & GAS CENTRALLY HEATED

Entrance Hallway

Lounge 13' 10" x 12' 0" (4.21m x 3.66m)

Kitchen & Breakfast Area 11' 6" x 9' 11" (3.51m x 3.01m)

Rear Hallway

Guest WC

First Floor Landing

Bedroom One 12' 4" x 8' 10" (3.75m x 2.69m)

Bedroom Two 9' 10" x 8' 10" (2.99m x 2.69m)

Bedroom Three 8' 10" x 6' 6" (2.70m x 1.97m)

Family Bathroom 6' 4" x 5' 7" (1.92m x 1.70m)

Garage

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: 12th April 2021

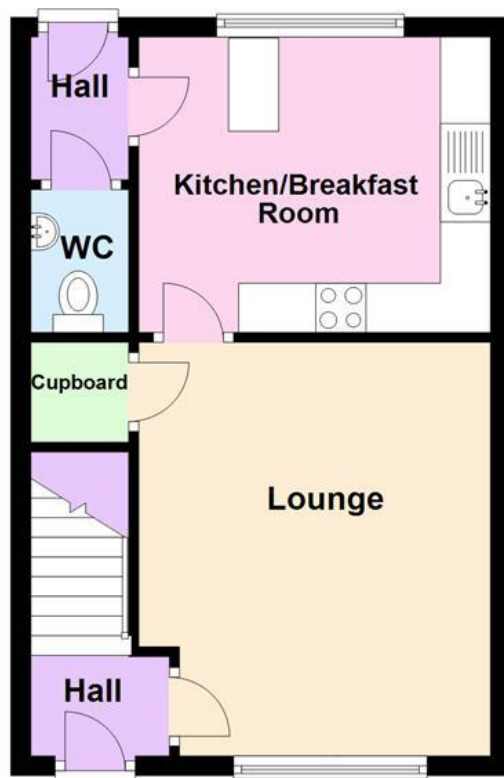
Viewer's Note:

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

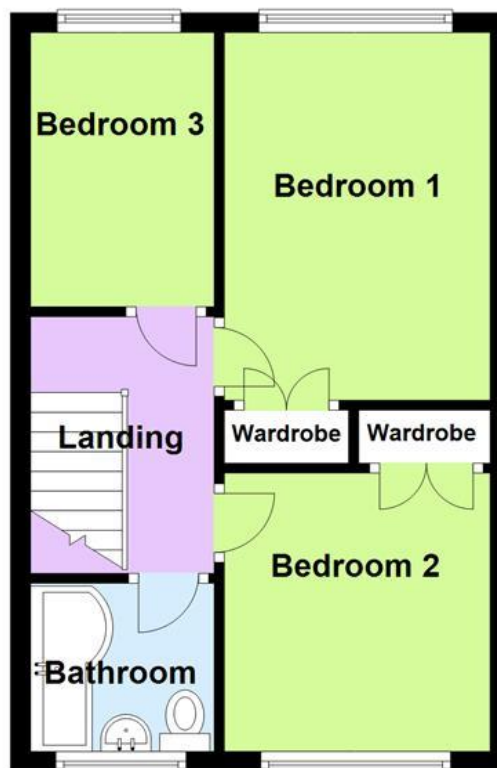
Floor Plan

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

Ground Floor



First Floor



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

