



Friezland Lane, Brownhills
Walsall, WS8 7AA

Offers Over £265,000

Brownhills

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Set within easy reach of the amenities of Brownhills High Street and having schools nearby, this superb semi-detached house boasts well-presented accommodation comprising, in brief, spacious hall, extended lounge / dining room, well-appointed breakfast kitchen, utility room, guest WC, three excellent bedrooms and shower room.

Externally the property occupies a large corner plot comprising a neatly maintained rear garden, further garden to side and a large block paved driveway providing parking to the front for several with access to the garage.

The property further benefits from property owned solar panels.





Property Specification

SPACIOUS EXTENDED SEMI DETACHED HOME
THREE BEDROOMS
SPACIOUS LOUNGE
DINING KITCHEN
UTILITY

Entrance Hallway

Guest WC

Lounge 15' 10" x 16' 8" (4.82m x 5.09m)

Kitchen/Diner 19' 2" x 8' 9" (5.83m x 2.67m)

Utility room 7' 9" x 8' 10" (2.36m x 2.70m)

Integral Garage

Bedroom One 11' 0" x 9' 10" (3.36m x 3.00m)

Bedroom Two 9' 4" x 14' 0" (2.84m x 4.26m)

Bedroom Three 10' 0" x 6' 8" (3.05m x 2.02m)

Shower Room

Agent's Note:

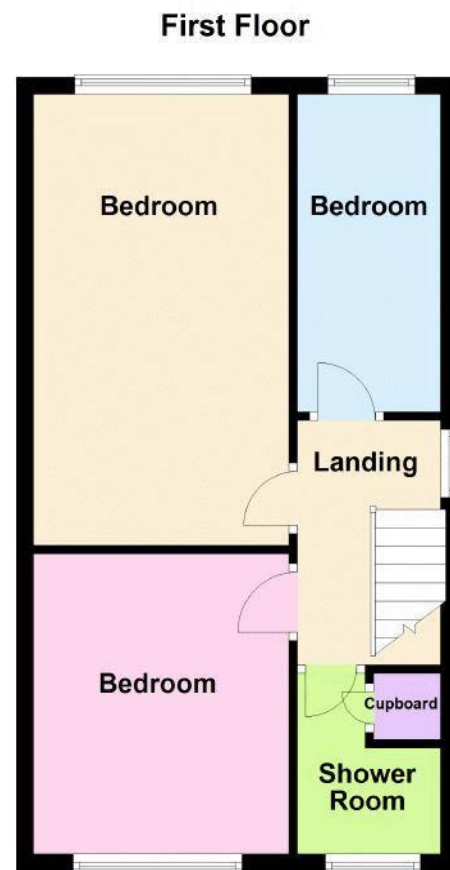
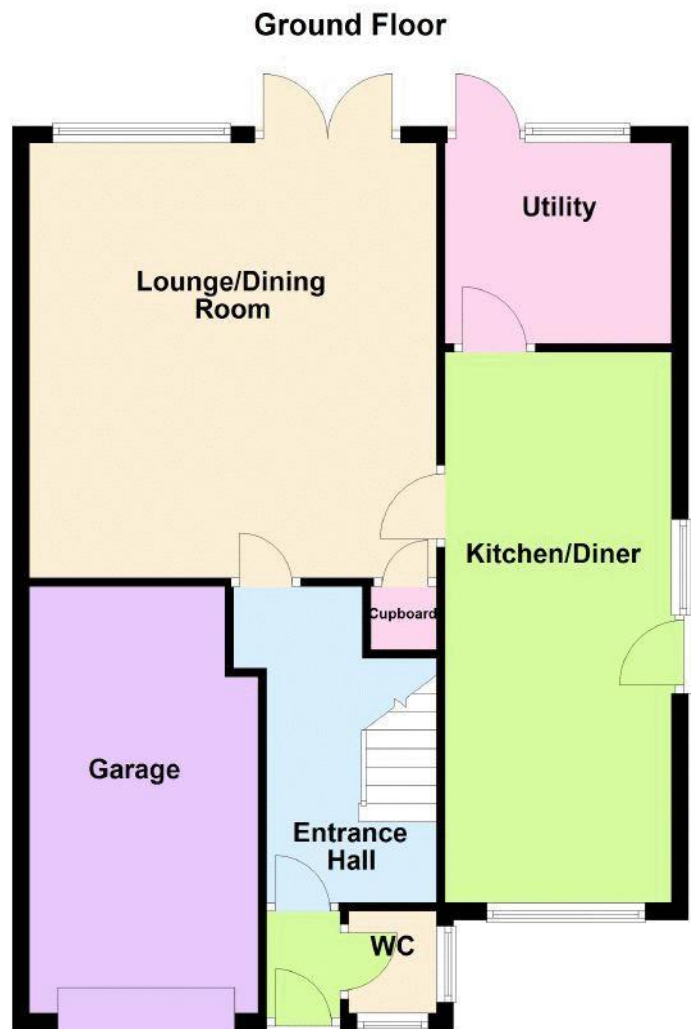
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 20th October 2023

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

