



Watling Street, Brownhills  
Walsall, WS8 7NP

£240,000

# Brownhills

£240,000



Paul Carr Estate Agents are pleased to offer for sale this well presented three-bedroom link detached home close to transport links and sought after schools.

Much improved by its current owner the property briefly comprises: storm porch, hallway, spacious through lounge/dining room, conservatory, re-fitted kitchen with integrated appliances, utility room & shower room/wc which was formerly the garage. On the first floor are three bedrooms - two with fitted wardrobes and a newly tastefully fitted wet room.

Externally is a low maintenance block paved driveway and a good-sized rear garden.





## Property Specification

THREE BEDROOMS  
SPACIOUS LOUNGE/DINING ROOM  
CONSERVATORY WITH TILED ROOF  
RE-FITTED HI-GLOSS KITCHEN  
LAUNDRY ROOM & SHOWER ROOM/W.C.

Entrance Porch

Entrance Hall

Lounge/Diner 11' 11" min x 24' 9" (3.64m min x 7.55m)

Conservatory 9' 7" x 14' 4" (2.93m x 4.36m)

Kitchen 7' 11" x 11' 11" (2.42m x 3.64m)

Utility room 16' 6" x 7' 10" (5.04m x 2.39m)

Shower Room

Bedroom One 9' 2" x 10' 11" (2.79m x 3.32m)

Bedroom Two 11' 5" x 8' 11" (3.49m x 2.73m)

Bedroom Three 5' 10" x 8' 0" (1.79m x 2.45m)

Wet 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: 25th August 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		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

