



Poole Crescent, Brownhills
Walsall, WS8 7LY

£200,000

Brownhills

£200,000



An excellent chance to acquire this individually built detached home affording a plot close to neighbouring countryside while being conveniently offered with no ongoing chain.

The property benefits from off road parking leading to a large garage while the internal accommodation is thought suitable for a growing family and enjoys a high degree of natural light. There also gardens to both the fore and rear.

Moving inside, the entrance hallway has stairs rising to the first floor landing while a door leads through to the ground floor accommodation. The living area combines both a large lounge and kitchen incorporating space for dining furniture while sliding doors lead out to the rear garden.

To the first floor are three bedrooms, the main bedroom having fitted wardrobes. All bedrooms are served by a family bathroom equipped with a white suite. The property further benefits from double glazing and a gas central heating system.

Viewing via Paul Carr Estate Agents.

Please note that the garage is currently segregated to offer two separate storage areas.





Property Specification

DETACHED PROPERTY OFFERED WITH NO ONGOING CHAIN
THREE BEDROOMS & FIRST FLOOR BATHROOM
OPEN PLAN LIVING AREA COMBINING LOUNGE, DINING
AREA & KITCHEN
FORE, REAR & SIDE GARDENS
OFF ROAD PARKING & LARGE GARAGE CURRENTLY
SEGREGATED TO OFFER STORAGE

Entrance Hallway

Lounge 14' 7" x 12' 10" (4.44m x 3.90m)

Kitchen & Dining Area 16' 1" x 8' 1" (4.89m x 2.46m)

First Floor Landing

Bedroom One 11' 11" x 9' 9" (3.62m x 2.97m)
includes wardrobe depth

Bedroom Two 11' 4" x 8' 2" (3.45m x 2.50m)

Bedroom Three 8' 3" x 7' 9" (2.52m x 2.36m)

Family Bathroom 7' 9" x 6' 2" (2.37m x 1.88m)

Garage 16' 2" x 15' 2" (4.92m x 4.62m)

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: 3rd February 2021

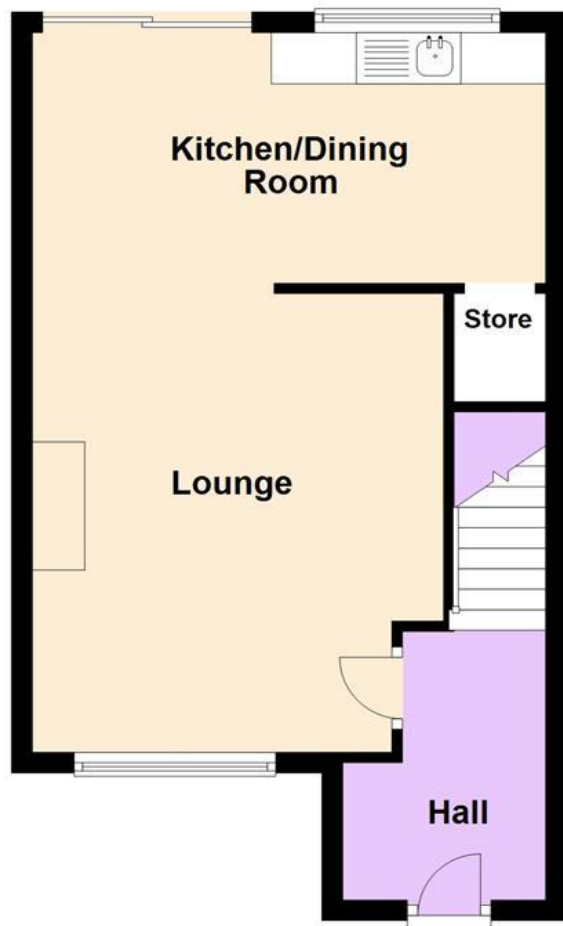
Viewer's Note:

Services connected: Gas, Electric, Water, Drainage
Council tax band: C
Tenure: Freehold

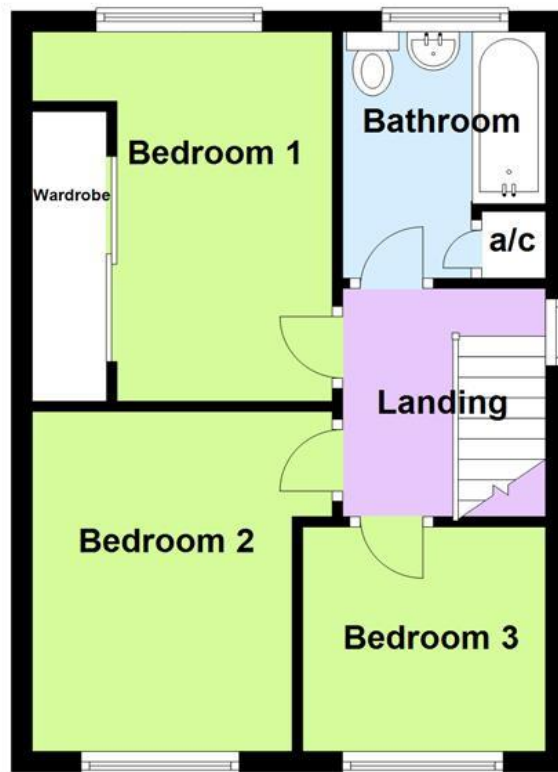
Floor Plan

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		84 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Map Location

