



Croft Crescent, Brownhills  
Walsall, WS8 7DN

Offers in Excess of £245,000



# Brownhills

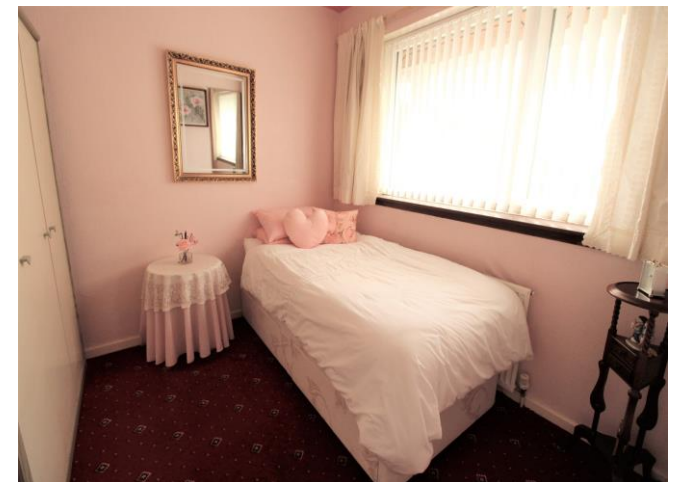
Offers in Excess of £245,000



A rare opportunity to acquire this extended two-bedroom bungalow in a sought after cul-de-sac location with direct access to canal at rear.

Much improved by its current owner to include re-fitted kitchen and shower room.

Briefly comprising: storm porch, through hall, lounge with bay, extended dining kitchen, conservatory, two bedrooms, shower room, detached garage, ample parking, mature front & rear gardens.







## Property Specification

EXTENDED BUNGALOW  
LOUNGE WITH BAY WINDOW  
RE-FITTED KITCHEN WITH INTEGRATED APPLIANCES AND  
DINING AREA  
RE-FITTED SHOWER ROOM  
GARAGE & AMPLE PARKING

Entrance Porch

Entrance Hallway

Lounge 10' 8" x 16' 1" (3.25m x 4.89m)

Kitchen/Diner 18' 8" x 11' 7" (5.70m x 3.52m)

Conservatory

Bedroom One 11' 0" x 13' 1" (3.36m x 3.99m)

Bedroom Two 8' 10" x 9' 0" (2.68m x 2.74m)

Shower Room 7' 11" x 6' 6" (2.41m x 1.97m)

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: 29th 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

**New  
Instruction  
Awaiting  
E.P.C.**



## Map Location

