



Howdles Lane, Brownhills  
Walsall, WS8 7PL

Offers in Excess of £269,950

# Brownhills

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Paul Carr Estate Agents are pleased to for sale this stylishly presented three bedroom semi detached home situated in a popular location close to Chasewater and transport links including the A5.

Entrance is gained via a composite front door leading to the hallway with a stairway to the first floor and downstairs w.c. off. There is a spacious lounge to the front of the property, dining kitchen with a range of light oak effect base and wall mounted cupboards having integrated appliances including oven, hob, fridge/freezer and dish washer. Recently added to the property is a stunning orangery with a lantern roof and bifold doors leading out to porcelain tiled steps. On the first floor is a master bedroom with modern ensuite shower room with vanity unit, shower cubicle with sliding doors, low flush w.c. and heated towel rail. There are two further bedrooms and a luxury family bathroom. Externally to the front of the property is a block paved foregarden extending to the side providing ample off-road parking.

To the rear is a low maintenance garden with porcelain tiled patio, astro turfed lawn and enjoys a private aspect to the rear.





## Property Specification

STUNNING SEMI DETACHED HOME  
SPACIOUS LOUNGE  
FITTED DINING KITCHEN  
RECENTLY ADDED ORANGERY WITH BIFOLD DOORS  
LOW MAINTENANCE GARDEN

### Entrance Hallway

### Guest WC

Lounge 12' 2" x 15' 5" (3.72m x 4.71m)

Kitchen/Diner 15' 8" x 9' 11" (4.77m x 3.03m)

Orangery 15' 2" x 9' 8" (4.62m x 2.95m)

Bedroom One 9' 0" x 11' 11" (2.74m x 3.64m)

### En-suite

Bedroom Two 9' 0" x 9' 4" (2.74m x 2.85m)

Bedroom Three 8' 1" x 6' 4" (2.46m x 1.94m)

### Family Bathroom

### 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: 9th February 2023

### Viewer's Note:

Services connected: Mains gas, electricity, water & drainage  
Council tax band: B  
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		96   A
81-91	B	84   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

