



Mill Road, Brownhills
Walsall, WS8 6BE

£195,000

Brownhills

£195,000



An impressively upgraded family residence affording a large overall plot and a two storey rear extension.

The property is approached via a block paved frontage with adjoining lawn while the extensive rear garden is laid to lawn with a paved patio area.

Moving inside, an entrance porch leads through to the hallway which has stairs rising to the first floor landing along with doors to the ground floor accommodation. The lounge overlooks the front aspect while the dining room incorporates a utility area, has views to the rear garden and doors leading to the conservatory. The kitchen is fitted with ample cupboard space, an extractor hood over a range cooker and has space to accommodate further appliances.

To the first floor are three double bedrooms, the master bedroom having an adjoining dressing area. All bedrooms are served by a family bathroom equipped with a four piece white suite.

The property further benefits from double glazing & a gas central heating system.

An excellent opportunity to purchase a home with an abundance of versatility and floor space.





Property Specification

SPACIOUS FAMILY HOME BENEFITING FROM A TWO STOREY REAR EXTENSION
THREE DOUBLE BEDROOMS & REFITTED FAMILY BATHROOM
LOUNGE, CONSERVATORY, KITCHEN & DINING ROOM WITH UTILITY AREA

Entrance Porch

Hallway

Lounge 18' 1" x 11' 6" (5.50m x 3.50m)

Kitchen 17' 11" x 11' 9" (5.45m x 3.59m) includes hallway area

Dining Room & Utility Area 22' 5" x 10' 2" (6.82m x 3.11m)

Conservatory 11' 1" x 9' 5" (3.37m x 2.88m)

First Floor Landing

Bedroom One 12' 9" x 10' 2" (3.89m x 3.10m)

Dressing Area 9' 1" x 7' 9" (2.77m x 2.35m) includes wardrobe depth

Bedroom Two 11' 9" x 9' 0" (3.59m x 2.75m)

Bedroom Three 11' 6" x 10' 0" (3.50m x 3.04m)

Family Bathroom 10' 2" x 9' 2" (3.11m x 2.80m)

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: 16th July 2021

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		
81-91	B		
69-80	C		72 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

