



Cygnet Drive, Brownhills  
Walsall, WS8 6EA

Offers in Excess of £420,000

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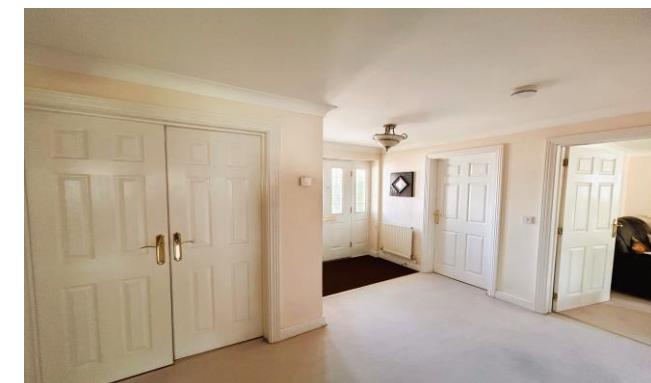


Paul Carr Estate Agents are pleased to offer for sale this stunning five-bedroom detached residence positioned within the sought after Watermead Grange Estate.

This property exudes charm and kerb appeal and is conveniently situated for local amenities, schools, shops, and transportation links, including the A5 and M6 Toll roads.

This superb family home in need of some minor refurbishment, briefly comprises: spacious hallway with feature staircase with storage beneath, three reception rooms, kitchen with a separate dining area and French doors out to the rear garden, utility room, guest cloakroom, five bedrooms (two with en-suite bathrooms), family bathroom, mature private rear garden, double detached garage, and ample parking for multiple vehicles.

A truly spectacular home, viewing is essential to fully appreciate what it has to offer.





### 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: 28th August 2024

## Property Specification

SPACIOUS DETACHED FAMILY HOME  
POPULAR LOCATION ON WATERMEAD GRANGE ESTATE  
FIVE BEDROOMS  
THREE BATHROOMS (2 EN-SUITE)  
THREE RECEPTION ROOMS

Entrance Porch

Entrance Hall

Lounge 17' 3" x 12' 3" (5.26m x 3.74m)

Dining Room 9' 4" x 14' 9" (2.85m x 4.49m)

Study 12' 3" x 7' 1" + bay (3.74m x 2.15m)

Kitchen/Breakfast Room 12' 8"max x 16' 3" (3.87m max x 4.96m)

Utility room 5' 9" x 7' 8" (1.75m x 2.34m)

Guest WC

Galleried First Floor Landing

Bedroom One 11' 9" x 14' 9" (3.57m x 4.49m)  
En-suite

Bedroom Two 10' 1" x 12' 1" (3.07m x 3.68m)  
En-suite

Bedroom Three 12' 4" x 9' 11" (3.75m x 3.01m)

Bedroom Four 10' 5" x 9' 11" (3.17m x 3.02m)

Bedroom Five 10' 0" x 9' 8" (3.05m x 2.95m)

Family Bathroom

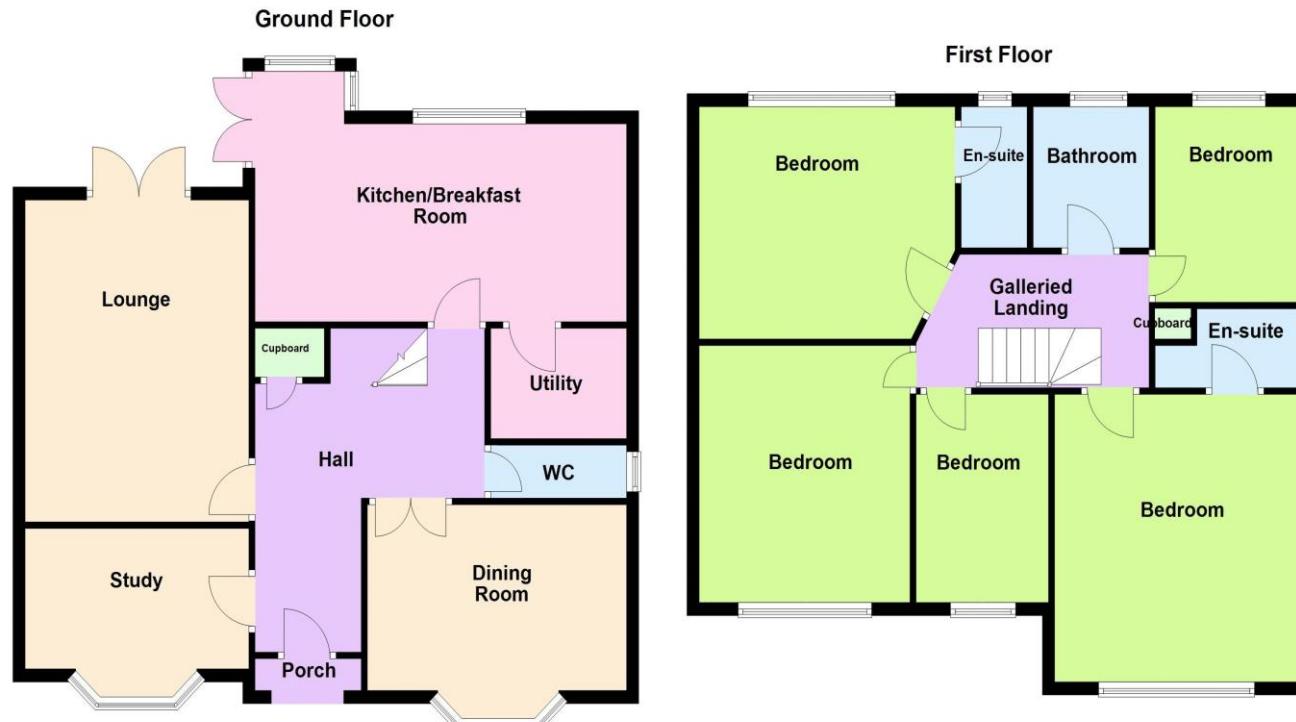
Detached Double Garage

### Viewer's Note:

Services connected: Mains gas, electricity, water & drainage  
Council tax band: F  
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

