



New Road, Brownhills  
Walsall, WS8 6AT

Offers Over £280,000

# Brownhills

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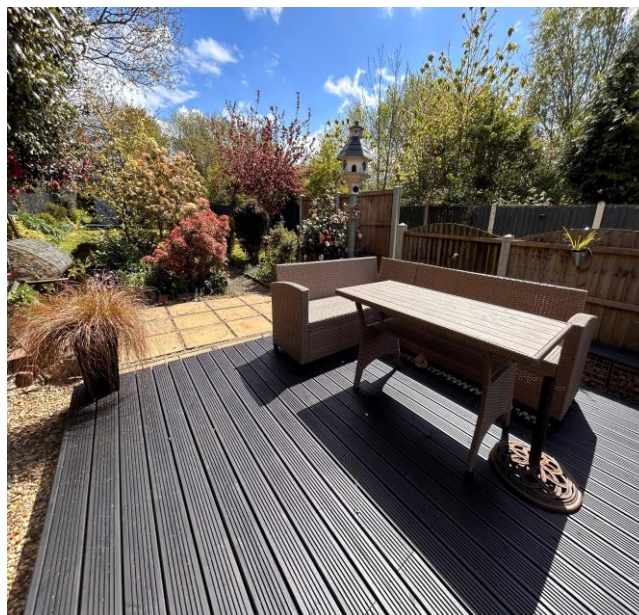
Paul Carr estate agents are pleased to offer for sale this deceptively spacious and stylishly presented throughout three-bedroom terrace in a convenient location situated just off Brownhills High Street.

The property comprises storm porch, entrance hall, open plan lounge / dining room, kitchen with integrated appliances, utility/w.c., conservatory, three double bedrooms - master bedroom with en-suite w.c. and luxury bathroom with shower enclosure.

Externally is a large driveway to the front providing off road parking for several cars.

To the rear of the property is a wonderful large mature garden with a decked patio area and summerhouse enjoying a private aspect.





## Property Specification

THREE DOUBLE BEDROOMS  
OPEN PLAN LOUNGE / DINING ROOM  
KITCHEN WITH INTEGRATED APPLIANCES  
UTILITY / W.C.  
CONSERVATORY

### Entrance Porch

Lounge Area 16' 0" x 11' 5" (4.88m x 3.48m)

Dining Area 11' 5" x 13' 10" (3.49m x 4.21m)

Kitchen 15' 5" min x 7' 9" min (4.7m min x 2.35m min)

Conservatory 8' 8" x 10' 9" (2.65m x 3.28m)

Bedroom One 11' 5" x 13' 9" (3.48m x 4.20m)

Bedroom Two 10' 8" x 10' 6" (3.24m x 3.19m)

Bedroom Three 7' 5" x 10' 1" (2.27m x 3.07m)

Bathroom 15' 2" x 6' 2" (4.62m x 1.88m)

### Agent's Note:

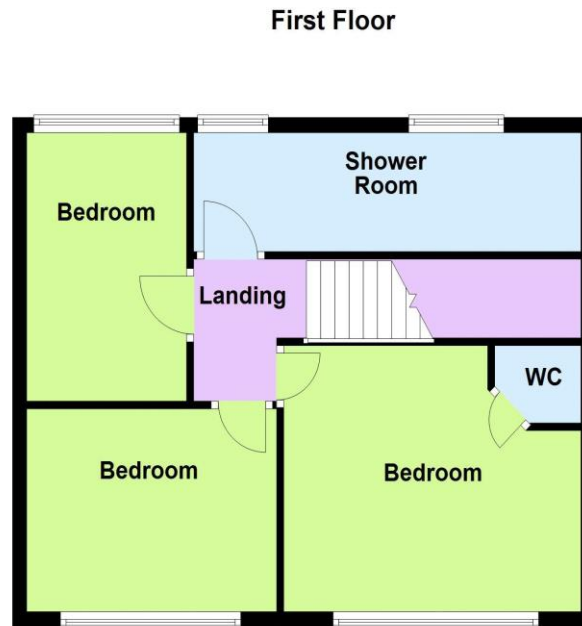
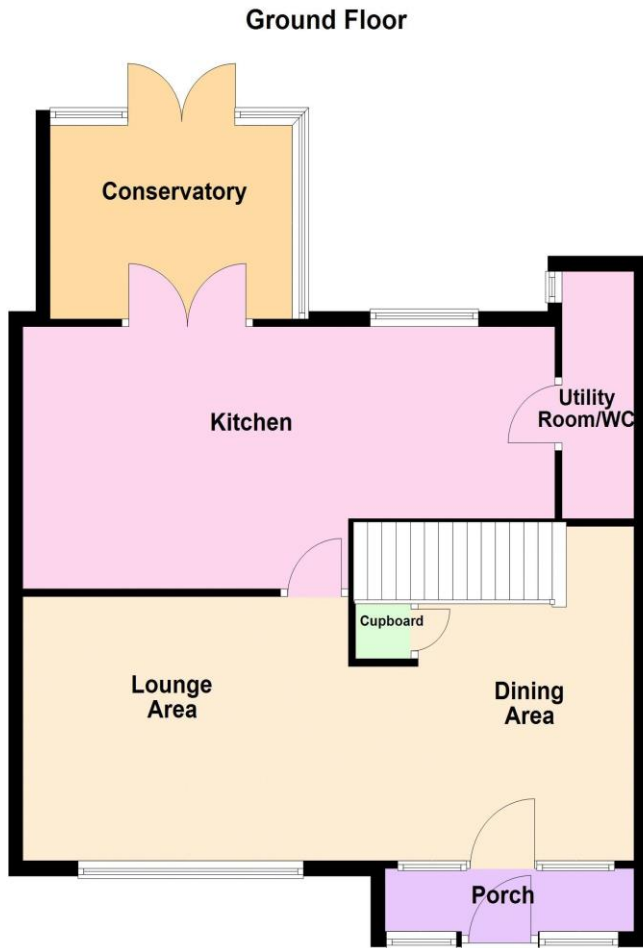
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 26th April 2024

### 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

