



Hay Grove, Brownhills
Walsall, WS8 6JW

£230,000

Brownhills

£230,000



A well-presented three bedroom semi detached home situated in a popular small cu-de-sac, close to local schools and transport links including A5 & M6 tolls roads.

The property briefly comprises:, hallway, guest w.c, lounge / dining room with French doors to rear garden, fitted dining kitchen, three bedrooms and modern bathroom with white suite.

Externally the property is set behind a lawned fore garden with adjacent driveway providing off road parking and giving access to the garage.





Property Specification

THREE BEDROOMS
LOUNGE / DINING ROOM
FITTED DINING KITCHEN
HALLWAY & GUEST W.C.
DRIVEWAY

Hallway

Kitchen 7' 5" x 12' 6" (2.26m x 3.8m)

Guest WC

Lounge/Diner 15' 9" x 14' 0" (4.81m x 4.26m)

Study

Garage

Bedroom One 14' 0" x 9' 0" (4.26m x 2.74m)

Bedroom Two 12' 5" x 6' 9" (3.78m x 2.06m)

Bedroom Three 9' 1" x 6' 10" (2.77m x 2.08m)

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: 21st August 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		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

