

Brownhills

F

45

01543 375777

0

Friezland Lane, Brownhills Walsall, WS8 7AR

£290,000

Brownhills

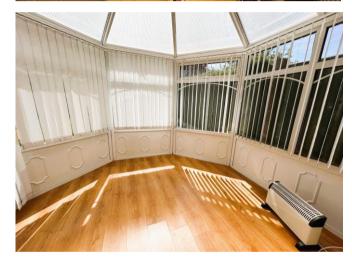


Paul Carr Estate Agents are pleased to offer for sale this well presented, extended and much improved four bedroom detached home ideally situated for Shire Oak Academy.

Benefiting from an extended breakfast kitchen, Lounge/dining room, conservatory, four good bedrooms, (one being ground floor) bathroom. Externally the property occupies a corner plot with a large driveway providing ample parking, rear garden with access to the DETACHED GARAGE.

This wonderful family home must be viewed to be fully appreciated.



















Property Specification

DETACHED FAMILY HOME CLOSE TO POPULAR SCHOOLS AND TRANSPORT LINKS FOUR BEDROOMS EXTENDED KITCHEN LOUNGE / DINING ROOM

Entrance Porch

Entrance Hall

Lounge/Dining Room 27' 0" x 11' 1" (8.23m x 3.38m)

Conservatory 9' 9" x 8' 9" (2.97m x 2.67m)

Extended Kitchen 16' 6" x 7' 4" (5.03m x 2.24m)

Sitting Room/ Bedroom Four 17' 2" x 7' 6" (5.23m x 2.29m)

Bedroom One 14' 9" x 11' 1" (4.50m x 3.38m)

Bedroom Two 11' 6" x 11' 1" (3.51m x 3.38m)

Bedroom Three 8' 0" x 6' 9" (2.44m x 2.06m)

Bathroom 8' 0" x 8' 0" (2.44m x 2.44m)

Detached Garage to Rear

Viewer's Note:

Services connected: Mains, gas, electricity, water & drainage Council tax band: D Tenure: Freehold

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: 23rd May 2024

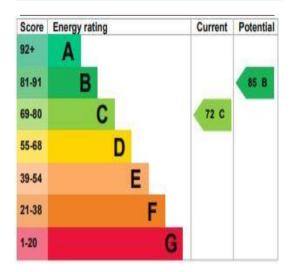


Floor Plan

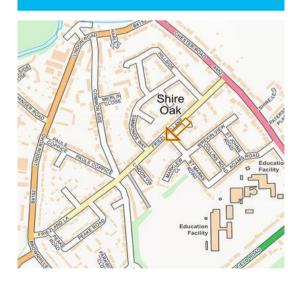
This floor plan is not drawn to scale and is for illustration purposes only

Ground Floor Conservatory **First Floor** Bathroom Kitchen Bedroom Lounge/Dining Room Store Landing Sitting/Bedroom Bedroom Hall Bedroom

Energy Efficiency Rating



Map Location



www.paulcarrestateagents.co.uk







naea | propertymark PROTECTED