



00 Bryan Road, Walsall, WS2 9DW

Offers in excess of £195,000

**** OFFERED WITH NO ONWARD CHAIN ****

Welcome to this charming semi-detached home located on Bryan Road in the heart of Walsall. This property boasts three cosy bedrooms, perfect for a growing family or those in need of a home office space. With 947 sq ft of living space, there is plenty of room to make this house your own.

The property features a spacious reception room, ideal for entertaining guests or simply relaxing with your loved ones. The bathroom provides convenience and comfort for the whole household.

One of the standout features of this home is the driveway and garage, offering ample parking space and storage options. Say goodbye to the hassle of searching for parking with your own private driveway.

Conveniently situated, this property provides good access to local amenities, making daily errands a breeze. Whether it's a quick trip to the shops or a leisurely stroll in the neighbourhood, everything you need is within reach.

Offered with no onward chain, this home is ready and waiting for its new owners to move in and start creating lasting memories. Don't miss out on this fantastic opportunity to own a lovely property in a desirable location.



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



Ground Floor 4320 Park Approach, Thorpe Park, Leeds, LS15 8GB
Tel: 0113 892 1166
sales@goodmove.co.uk
www.goodmove.co.uk