



**Overdale Drive, Briarsleigh Estate**  
Walsall, WS2 0NQ

**SKITTS**  
ESTATE AGENTS

## Accommodation description

This charming two-bedroom detached bungalow is located in a quiet residential street and offers spacious, practical living ideal for those seeking single-level accommodation. With private parking to the front, an undercover carport to the side, and a separate garage with full side and rear garden access, the property combines convenience with privacy. Access to the property is available via two entrances — one through the front door into the central hallway, and the other through a side entrance directly into the kitchen. The kitchen is designed in a galley style and features ample wall and base units, generous worktop space, an inset storage cupboard, and a window overlooking the front. From the kitchen, you step into the spacious double-length lounge. A large front-facing window floods the room with natural light, while a central fireplace and surround provide a traditional focal point. This expansive space easily accommodates both living and dining areas. The entrance hall connects you to all areas of the home, including the bathroom and two rear-facing bedrooms. The bathroom has been thoughtfully converted into a large wet room, ideal for accessibility and mobility needs. It includes a walk-in shower area, WC, washbasin, wall-mounted radiator, safety rails, shower curtains, and non-slip medical-grade flooring. A frosted window allows for privacy while still letting in light. Both bedrooms are located to the rear of the property, overlooking the well-maintained garden. Bedroom one is the larger of the two, while bedroom two is also well-proportioned and could serve as a guest room or study. Outside, the rear garden is neatly presented with a mix of patio, lawn, and a central path leading to the back of the garden. The garage is accessible both from the front (via an up-and-over door) and the garden (via a side access door), making it a flexible space for storage, hobbies, or parking.

Hallway

**Lounge/Diner:** 19' 2" x 9' 11" (5.84m x 3.01m)

**Kitchen:** 9' 9" x 7' 7" (2.98m x 2.32m)

**Shower Room:** 6' 2" x 5' 6" (1.88m x 1.68m)

**Main Bedroom:** 12' 2" x 9' 10" (3.71m x 3.00m)

**Bedroom Two:** 9' 2" x 7' 9" (2.79m x 2.35m)

**Separate Garage:** 16' 6" x 8' 4" (5.02m x 2.54m)

**BUYERS INFORMATION:** In line with UK anti-money laundering regulations, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £30 (including VAT) for each purchaser and any giftors contributing funds. This fee is paid in advance when an offer is agreed, and prior to the issuance of a sales memorandum. Please note that this charge is non-refundable.









# General information

**TENURE: Freehold.** References to the Tenure of this property are based upon information supplied by the seller. The Agents has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor.

**COUNCIL TAX BAND: C**

**EPC RATING: D**

**FIXTURES & FITTINGS:** All fixtures and fittings other than those mentioned within these particulars are expressly excluded, although agreement on certain items may be reached separately with the vendor.

**VIEWING:** By way of prior appointment with Skitts Estate Agents Skitts - Willenhall Tel: 01902 631151 Email: willenhall@skitts.net

**PROPERTY MISDESCRIPTION ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

**MARKET APPRAISAL:** We offer a free no obligation valuation service. To find out the value of your property please call us today to arrange an appointment.

**NOTICE:** These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.

**DISCLOSURE** As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property we will ask a member of The Finance Family to contact you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers. Should they transact any business resulting from our introduction then we may receive a commission.

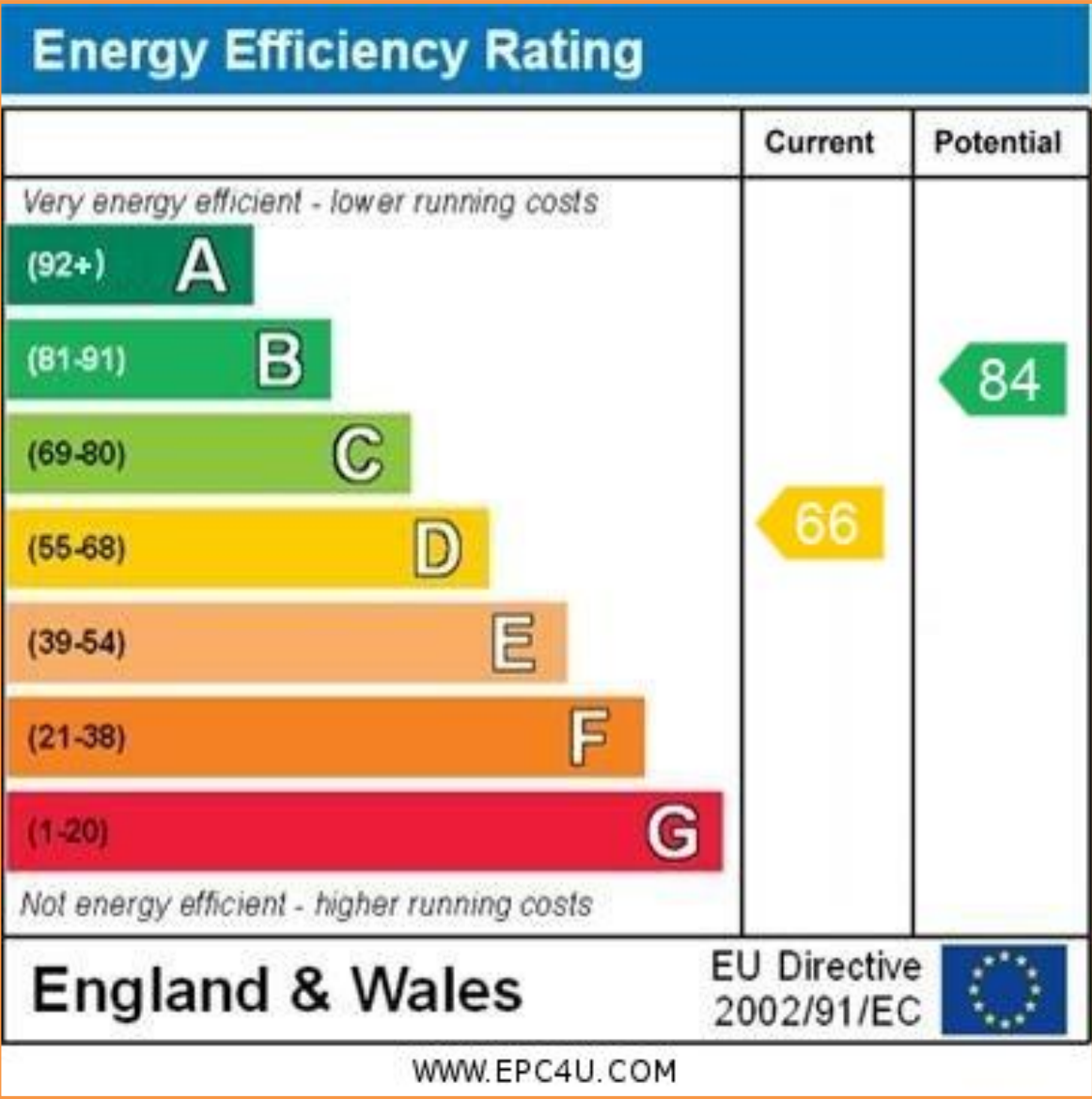
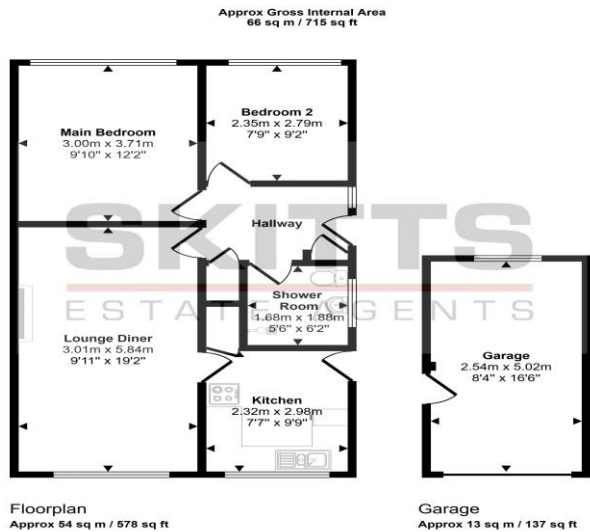
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.



£250,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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