



9 Brookland Grove, Walsall Wood,
Walsall, WS9 9LU

Offers in the Region Of £250,000

Walsall Wood

Offers in the Region Of £250,000



Paul Carr Estate Agents are pleased to present this attractive three-bedroom semi-detached house for sale, nestled in a quiet cul-de-sac location with excellent access to nearby schools and local amenities.

Upon entering, you are greeted by a generous lounge/dining room that offers a welcoming space for relaxing and entertaining. This bright reception room extends out to the rear garden, seamlessly blending indoor and outdoor living.

The garden itself is a real highlight - beautifully maintained and thoughtfully landscaped, perfect for family enjoyment or hosting guests. A useful pergola adds versatility, providing shade and shelter for outdoor seating.

The modern kitchen features a comprehensive range of fitted units, integrated double oven, and integrated gas hob, ideal for the keen home chef. Practical features such as plumbing for a washing machine enhance everyday convenience.

Upstairs, the accommodation comprises three well-proportioned bedrooms. The two double bedrooms ensure ample space, with bedroom one benefitting from an ensuite WC for added privacy. The third bedroom provides flexibility for use as a child's room, guest space, or home office. The family shower room is fitted with a shower cubicle, storage, WC, and wash basin.

Externally, off-road parking to the front of the property as well as a single garage provide secure and convenient parking solutions, a valuable asset for any homeowner.

This well-located and thoughtfully arranged home offers comfort, practicality, and a wonderful environment, all in a desirable setting close to essential amenities.

Viewings are strongly recommended to appreciate all this property has to offer.





Property Specification

Hall

Lounge/Diner - 4.66m (15'3") max
x 4.20m (13'9") max

Kitchen - 3.14m (10'4") x 2.27m (7'5")

Garage - 5.17m (17') x 2.29m (7'6")

Bedroom 1 - 4.12m (13'6") x 2.76m
(9'1") max

Ensuite WC

Bedroom 2 - 3.26m (10'9") x 2.76m (9'1")

Bedroom 3 - 3.26m (10'9") x 1.80m (5'11")

Shower Room - 1.98m (6'6") x 1.80m (5'11")

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: 22nd September 2025

Viewer's Note:

Services connected: Gas, Water, Electric & 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Map Location

