



Brooklands Avenue, Great Wyrley
Walsall, WS6 6LG

Offers in the Region Of £240,000

Great Wyrley

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Welcome to Brooklands Avenue, a highly regarded area of Great Wyrley. This versatile 3/4 Bedroom property has spacious living areas, large bedrooms set in a sought after location.

The downstairs comprises of a hallway, large lounge and dining area, fitted kitchen and conservatory/lean-to overlooking the garden, a fitted bathroom suite and a further sitting room/Bedroom 4. Upstairs continues with 3 excellent sized bedrooms with storage and an upstairs W/C.

The rear garden benefits from a garage, a tranquil setting with mainly lawn and a selection of mature shrubs/trees. The frontage has driveway parking and lawn area.

The property overlooks the brook and green areas to the front and has beautiful walks, ideal for dog owners! Call Paul Carr, Great Wyrley today to arrange an appointment to view!





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: 18th September 2024

Property Specification

Spacious 3/4 Bedroom Detached Home
 Large Living Area
 Downstairs Bathroom and Upstairs W/C
 Detached Rear Garage and Driveway Parking
 Scope for Improvement throughout

Hall

Bathroom

Lounge 5.80m (19') x 3.03m (9'11")

Dining Room 3.60m (11'10") x 2.98m (9'9")

Kitchen 3.70m (12'2") max x 2.69m (8'10")

Lean-to

Landing

WC

Store

Store

Sitting Room/Bedroom 4 2.96m (9'8") x 2.57m (8'5")

Bedroom 1 4.29m (14'1") x 2.57m (8'5")

Cupboard

Bedroom 2 4.62m (15'2") x 2.71m (8'11") max plus 2.81m (9'3") x 2.81m (9'3")

Cupboard

Store

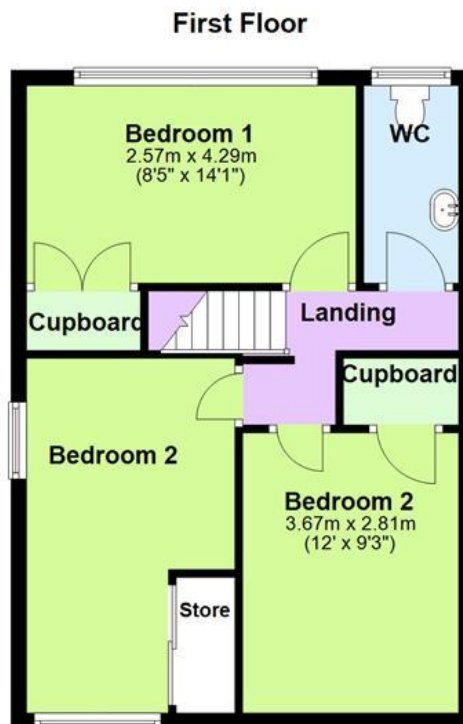
Viewer's Note:

Services connected:
 Council tax band: D
 Tenure: Freehold

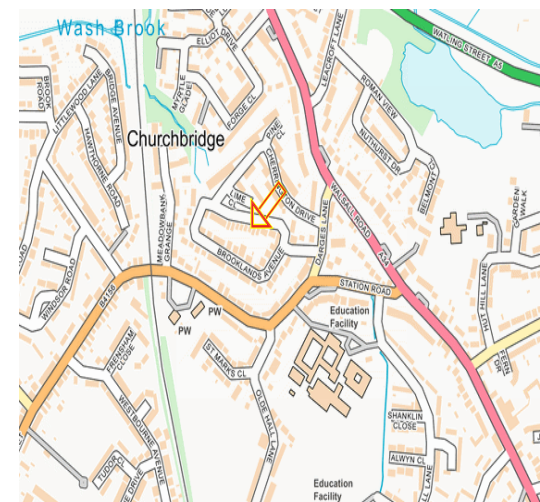
Floor Plan

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

Energy Efficiency Rating



AWAITING EPC



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