



Holly Lane, Walsall Wood  
Walsall, WS9 9JQ

£220,000

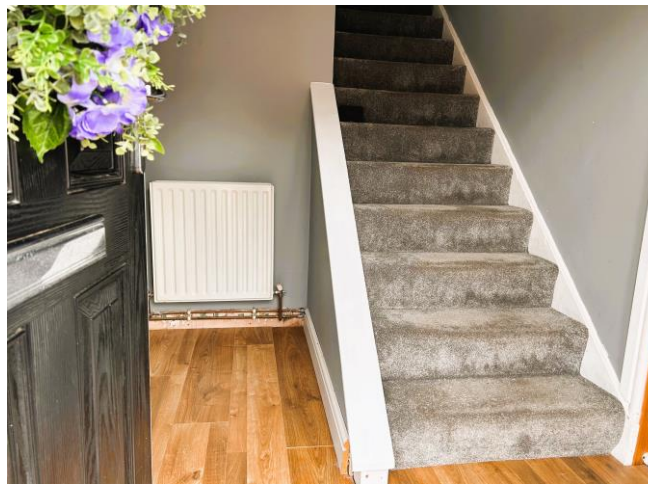
# Walsall Wood

£220,000



Paul Carr Estate Agents are pleased to offer for sale this well presented and much improved three bedroom terraced home in popular Walsall Wood - perfect for first time buyers, briefly comprising: Hallway, spacious lounge, re-fitted dining kitchen with integrated appliances, utility room, three bedrooms and newly refitted luxury bathroom / W.C, block paved driveway providing ample off road parking and a generous rear garden.

Must be viewed to be fully appreciated!





## Property Specification

THREE BEDROOMS  
SPACIOUS LOUNGE  
RE-FITTED KITCHEN  
UTILITY ROOM  
RE-FITTED MODERN BATHROOM

### Entrance Hall

Lounge/Diner 9' 11" x 16' 10" (3.03m x 5.14m)

Utility Area 6' 8" x 7' 3" (2.04m x 2.20m)

Kitchen 9' 0" x 9' 11" (2.75m x 3.02m)

Bedroom One 10' 11" x 9' 11" min (3.33m x 3.03m min)

Bedroom Two 6' 9" x 10' 1" (2.05m x 3.08m)

Bedroom Three 6' 10" x 9' 10" (2.09m x 3.0m)

### Bathroom

### 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: 30th May 2024

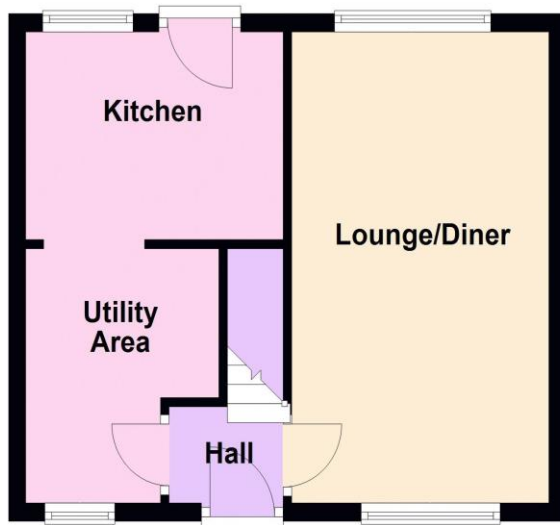
### Viewer's Note:

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

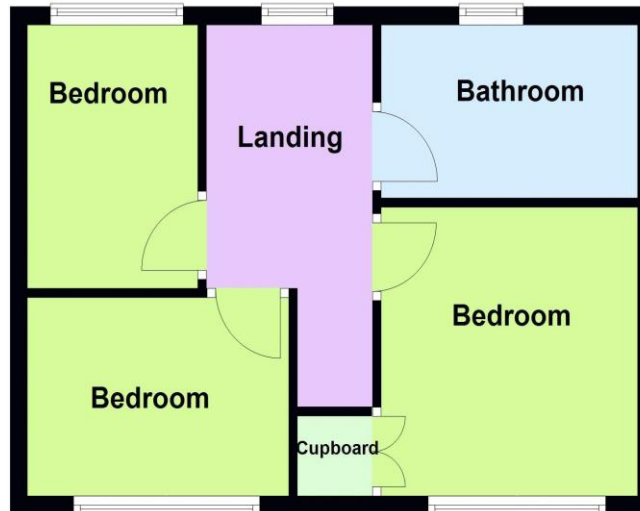
# Floor Plan

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

Ground Floor



First Floor



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

