



Brook Lane, Walsall Wood
Walsall, WS9 9NA

Offers in the Region Of £240,000

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A fabulous traditional style bay fronted semi detached residence occupying a leafy plot combining ample off road parking and an enclosed rear garden.

The property is ideally located for reputable schooling and therefore represents a fine opportunity for a growing family.

Key internal features include three bedrooms, a lounge, separate dining room, kitchen and first floor bathroom.

An excellent chance to acquire a home of this type.





Property Specification

STUNNING EXTENDED SEMI DETACHED HOME
TWO RECEPTION ROOMS
SPACIOUS KITCHEN
AMPLE PARKING FOR SEVERAL CARS
GENEROUS PRIVATE REAR GARDEN

Entrance Hallway

Lounge 12' 4" x 10' 5" (3.77m x 3.17m)

Dining Room 13' 10" x 11' 4" (4.21m x 3.45m)

Kitchen 11' 7" x 7' 4" (3.52m x 2.24m)

Bedroom One 13' 0" x 10' 4" (3.96m x 3.16m)

Bedroom Two 11' 1" x 10' 7" (3.38m x 3.22m)

Bedroom Three 7' 7" x 6' 2" (2.3m x 1.88m)

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: 22nd June 2024

Viewer's Note:

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

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

