



Hall Lane, Walsall Wood  
Walsall, WS9 9AP

**Auction Guide Price £239,000**



# Walsall Wood

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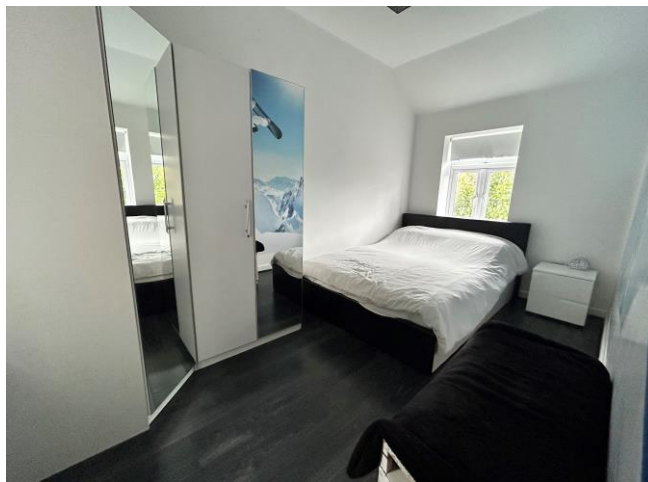
**MUST BE VIEWED...NO CHAIN....**A charming and unique cottage style home close to the canal in popular Hall Lane Walsall wood.

Offering modern and stylish accommodation throughout. Briefly comprising spacious lounge with French doors off, tiled flooring with underfloor heating, dining room off, laundry, cloak room, stylish hi gloss kitchen with integrated appliances, three bedrooms and stylish shower room with rain drop shower.

Outside is a low maintenance garden and garden room.

There is also off-road parking for two cars to the side of the property.

This Property is Being sold by Paul Carr Modern Auction. Modern Auction is a faster and secure way to sell or purchase a property, where the seller and the buyer commit to the transaction and an agreed fixed timescale. A legal pack (including searches) will be created upfront and made available to any interested parties and passed to the conveyancers once a sale has been agreed. Please contact Paul Carr to view these documents. When an offer is accepted, the buyer will be required to pay a non-refundable Reservation Fee of £6,600 including VAT (in addition to the final negotiated selling price), sign a Reservation Form and agree the Auction Terms and Conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact the Paul Carr Modern Auction Team.







## Property Specification

STUNNING COTTAGE STYLE HOME  
BUILT IN 2017  
MODERN KITCHEN WITH INTEGRATED APPLIANCES  
LUXURY SHOWER ROOM  
THREE BEDROOMS

### Entrance Hall

Lounge 19' 9" x 10' 10" (6.02m x 3.30m)

Dining Room 7' 7" x 5' 11" (2.30m x 1.80m)

Kitchen 7' 3" x 6' 11" (2.20m x 2.1m)

Utility room

Guest WC

### First Floor Landing

Bedroom One 8' 0" x 10' 2" (2.45m x 3.1m)

Bedroom Two 13' 1" x 7' 3" (4.0m x 2.2m)

Bedroom Three 9' 2" x 4' 11" (2.8m x 1.5m)

Shower Room

### 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: 14th September 2024

### Viewer's Note:

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

# Floor Plan

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

Floorplan

GROUND FLOOR



1ST FLOOR



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

