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19 Brook Street
Wall Heath

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19 Brook Street, Wall Heath, DY6 0JE

An excellent opportunity to acquire this well presented 2 bedroom detached Bungalow, ideally located on a corner plot in the highly sought-after area of Wall Heath. Boasting two generous double Bedrooms, a spacious Lounge/Diner, and a South-East facing rear Garden, this property is offered with no upward chain and is well worth inspection!

Brook Street is situated in the older part of Wall Heath and is well placed for local shops, amenities, transport links and countryside walks.

With gas central heating, UPVC double glazing and accommodation comprising: Reception Hall, Lounge/Diner, Kitchen, 2 double Bedrooms, House Bathroom, Carport and Garage.

OVERALL, THIS IS A PROPERTY WELL WORTH INSPECTION TO FULL APPRECIATE. AVAILABLE WITH NO UPWARD CHAIN!

On entrance the UPVC front door leads through into the Reception Hall having a useful airing cupboard which houses the Worcester Bosch boiler, loft access and doors to;



The Lounge/Diner is located at the rear and features a gas fire with surround, French doors leading out to the rear Garden and door to Kitchen.

The Kitchen is fitted with a range of wooden wall and base cupboards, worktops that incorporate an inset sink and drainer, tiled splashbacks, Bosch built in oven and electric hob with extractor fan above and built in fridge. There is a window to the front and door providing side access.

There are 2 double Bedrooms of which Bedroom 2 features a bay window to the front. The House Bathroom is fitted with a contemporary white suite comprising; wc, pedestal sink, small bath, shower cubicle with electric shower head over, tiled walls and floor.

Externally, the south east facing rear Garden features a paved patio with steps leading up to gravel area, surrounded by mature shrubs. In addition, there is side and Garage access, a garden shed and a coal shed for extra storage.

At the front, the Bungalow enjoys a prime corner position offering a well maintained lawn, decorative shrubs, block paved driveway and carport for added convenience.

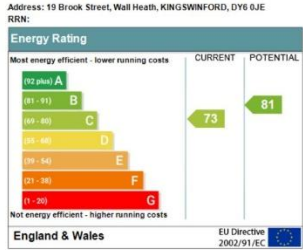
The property has solar panels (owned), providing an energy-efficient benefit.

Tenure: Freehold

Council Tax Band: D

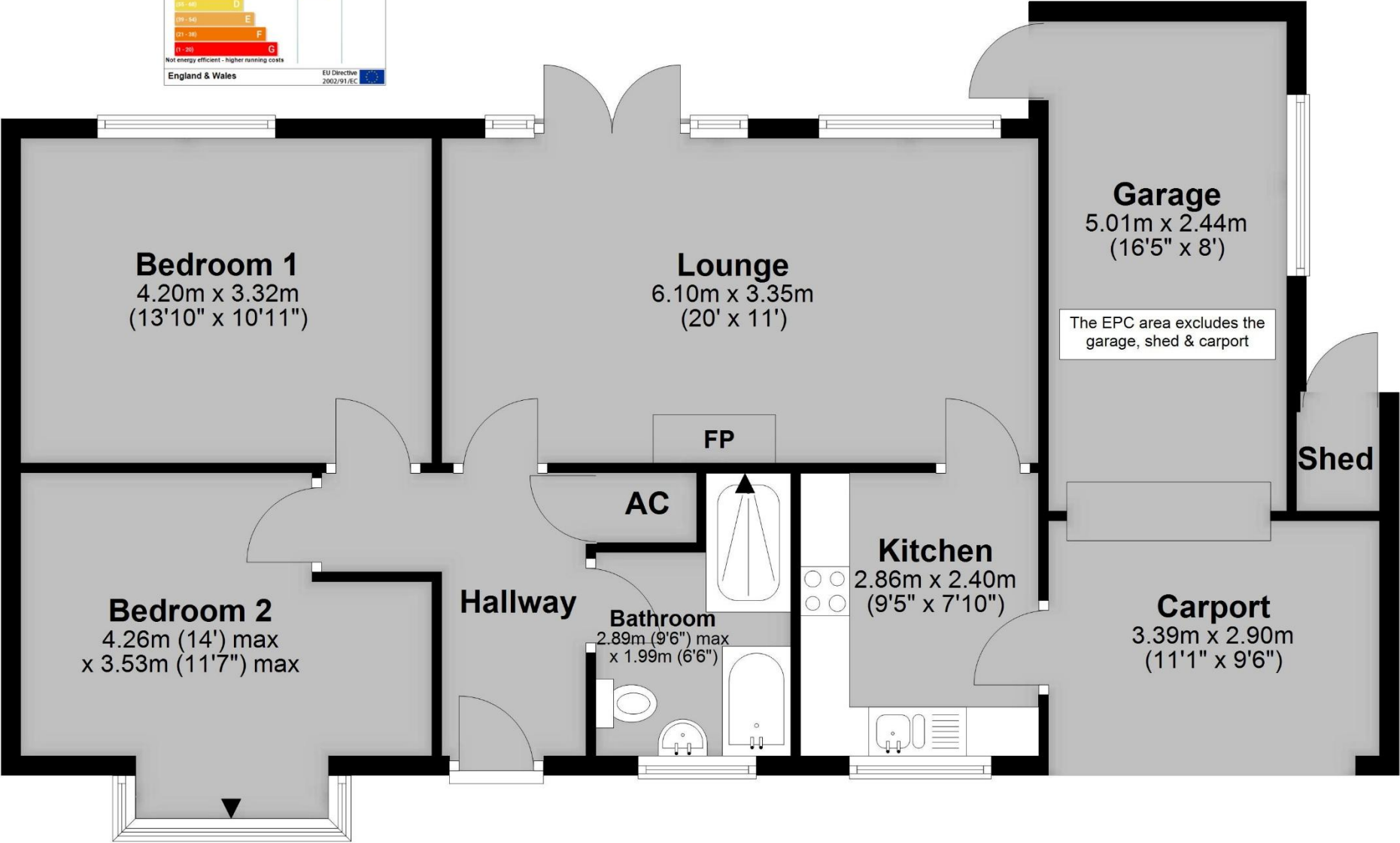


FLOOR PLANS



Ground Floor

Approx. 90.9 sq. metres (978.4 sq. feet)



Total area: approx. 90.9 sq. metres (978.4 sq. feet)



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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners – an outline of these can be found on <https://www.leeshaw.com/downloads/referral-fees.pdf>

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