



Bryan Road,
Walsall, WS2 9DW

Offers in the Region Of £140,000

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Offered for sale with the benefit of no onward chain, this three-bedroom end-terraced property on Bryan Road presents an excellent opportunity for buyers looking to create a home to their own taste and specification.

Requiring modernisation throughout, the property offers well-proportioned accommodation arranged over two floors.

The ground floor comprises an entrance hall, a generous lounge with feature fireplace, a spacious kitchen/diner, useful storage and a ground-floor bathroom.

Upstairs, there are three bedrooms, including a particularly spacious principal bedroom, together with a separate WC. Outside, the property benefits from front and rear gardens, with the rear garden offering plenty of scope for landscaping and outdoor entertaining.

Conveniently situated for local schools, shops, amenities and transport links into Walsall and the surrounding areas, this property would make an ideal purchase for first-time buyers, families, investors or those seeking a refurbishment project.

Image Disclaimer: Some images have been digitally enhanced for presentation purposes, including lighting, colour correction, sky replacement and the removal of minor temporary items. These enhancements do not alter the property's layout, dimensions or permanent fixtures and fittings.





Property Specification

NO CHAIN
IN NEED OF REFURBISHMENT
KITCHEN/ DINER
GROUND FLOOR BATHROOM
FIRST FLOOR W.C

Entrance Hall

Lounge 13' 3" x 12' 7" (4.04m x 3.83m)

Kitchen / Diner 16' 5" x 7' 8" (5.00m x 2.34m)

Rear Hall

Downstairs Bathroom 6' 6" x 6' 3" (1.98m x 1.90m)

First Floor Landing

Bedroom 1 16' 4" x 10' 1" (4.97m x 3.07m)

Bedroom 2 10' 3" x 7' 8" (3.12m x 2.34m)

Bedroom 3 8' 2" x 7' 1" (2.49m x 2.16m)

W.C.

Outside

Front Garden

Driveway Rear Garden

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:

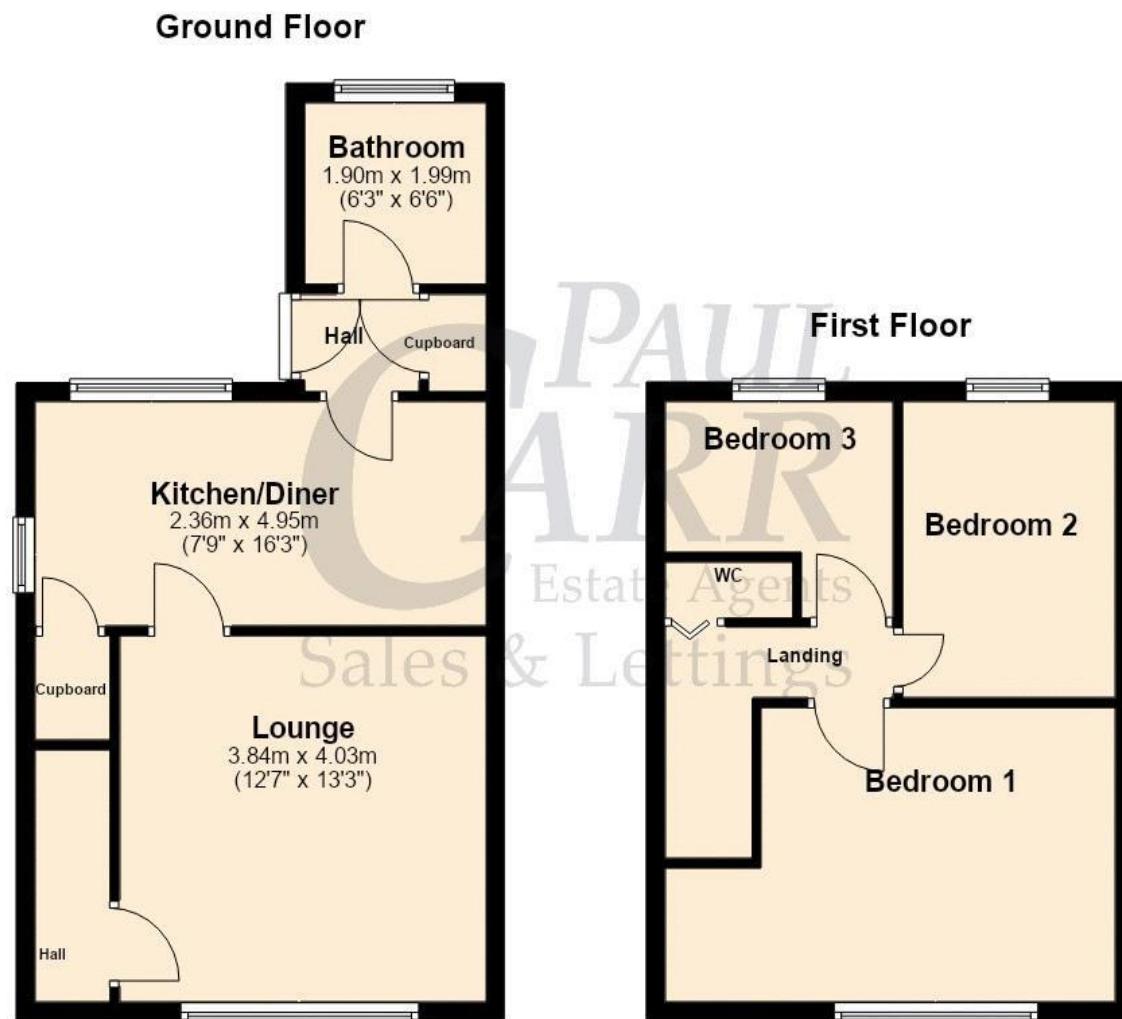
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Viewer's Note:

Services connected: Gas, Electric, Water, Drainage
Council tax band: B
Tenure: Freehold

Floor Plan

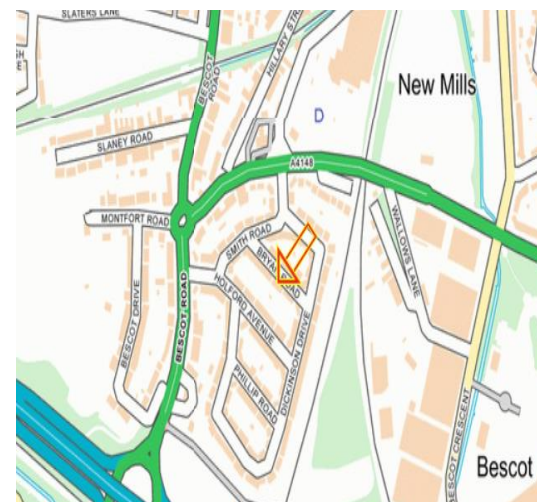
This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

**New
Instruction
Awaiting
E.P.C.**

Map Location



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