



Hall Lane, Walsall Wood
Walsall, WS9 9AP

Offers Over £250,000

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NO CHAIN... a deceptively spacious home with a double storey extension to the rear elevation and a further extension to the side.

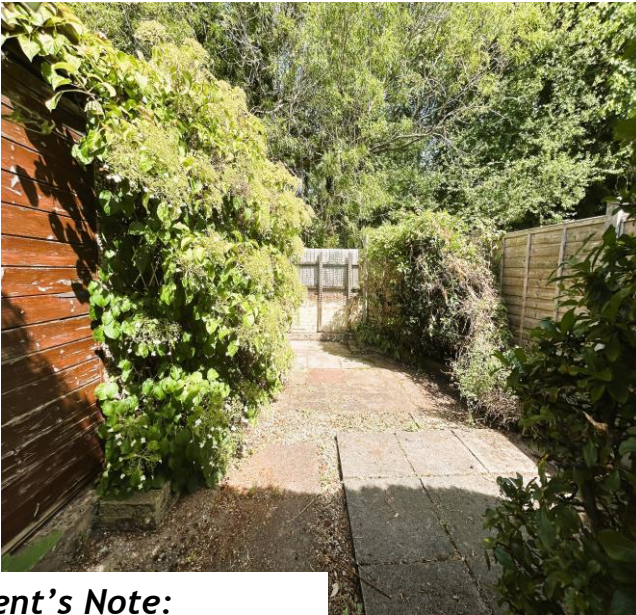
The property is well presented throughout and is close to local shops / transport links including A5 / M6 toll.

The property briefly comprises: entrance porch, hallway, spacious lounge/dining room, extended kitchen, laundry, ground floor w.c. three bedrooms all with fitted wardrobes - extended fitted master bedroom having an ensuite shower room off, family bathroom.

There is a driveway to the front of the property providing off road parking and with an open aspect over fields, and a private rear garden which is well laid out with a patio and lawn area

There is also a GARAGE which is accessed via a service road to the rear.





Property Specification

EXTENDED SEMI DETACHED HOME
THREE BEDROOMS
TWO BATHROOMS
EXTENDED LOUNGE & KITCHEN
UTILITY

Entrance Porch

Entrance Hallway

Guest WC

Lounge/Dining Room 31' 7" x 10' 11" max (9.63m x 3.34m max)

Kitchen 18' 11" x 6' 9" (5.76m x 2.07m)

Utility room 9' 5" x 3' 7" (2.88m x 1.10m)

First Floor Landing

Bedroom One 15' 11" x 9' 6" max (4.85m x 2.90m max)

En-suite

Bedroom Two 13' 7" x 8' 11" (4.15m x 2.72m)

Bedroom Three 8' 11" x 8' 0" (2.71m x 2.43m)

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: 1st August 2026

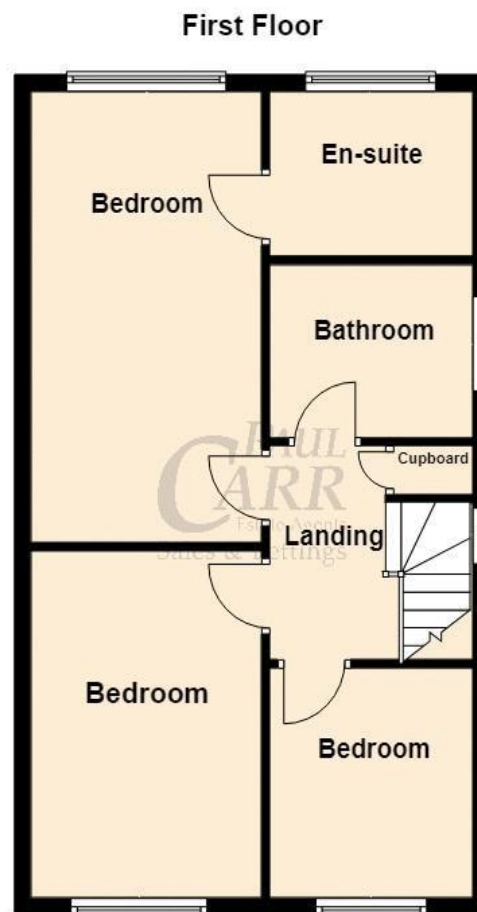
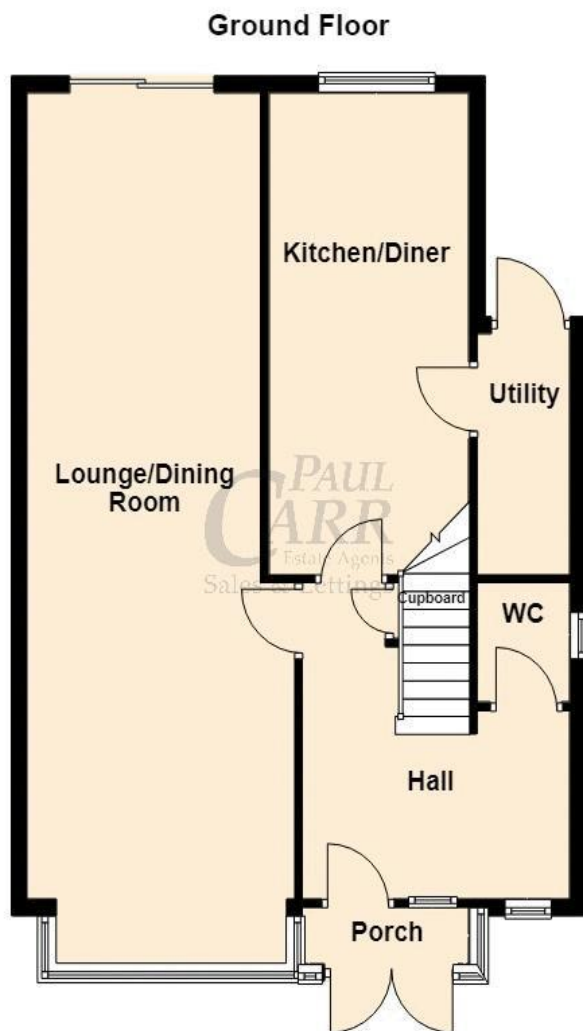
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Viewer's Note:

Services connected: Mains gas, electricity, water & drainage
Council tax band: C
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		81 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

