



Brooklands Avenue, Great Wyrley
Walsall, WS6 6LF

£240,000

A Unique and Deceptively Spacious Home in Great Wyrley

Occupying a generous plot, this individual two-bedroom semi-detached home offers approximately 1,016 sq. ft. of versatile accommodation, established gardens, driveway parking and a substantial detached garage.

The welcoming entrance hall leads into a spacious living room with windows to two elevations and an attractive fireplace. A generous dining area provides flexible space for relaxing and entertaining, while the characterful fitted kitchen offers an extensive range of cabinetry and integrated cooking appliances. The bright conservatory creates an additional reception space overlooking the garden, with doors opening directly outside. Upstairs are two well-proportioned bedrooms, including a generous principal bedroom with fitted wardrobes, together with a contemporary shower room.

Outside, mature gardens wrap around the property and feature lawns, established planting, paved pathways and several seating areas. A private driveway provides off-road parking, complemented by a substantial detached garage offering secure parking or useful storage.

Conveniently positioned for local shops, schools, Landywood railway station and major road links, this distinctive home must be viewed to appreciate its generous accommodation and unique appeal.



Living Room 4.04m (13'3") x 3.40m (11'2")

Entrance Hall 2.00m (6'7") x 1.76m (5'9")

Dining Area 4.39m (14'5") x 2.72m (8'11") max

Kitchen 2.72m (8'11") x 2.00m (6'7")

Conservatory 3.32m (10'11") x 2.41m (7'11")

Garage 5.79m (19') x 2.36m (7'9")

**Bedroom 1 4.39m (14'5") x 3.43m (11'3") plus 0.03m (0'1")
x 0.03m (0'1")**

**Landing 2.62m (8'7") x 2.00m (6'7") plus 0.03m (0'1") x
0.03m (0'1")**

**Shower Room 1.77m (5'10") x 1.65m (5'5") plus 0.03m
(0'1") x 0.03m (0'1")**

**Bedroom 2 3.58m (11'9") x 2.68m (8'10") plus 0.03m (0'1")
x 0.03m (0'1")**



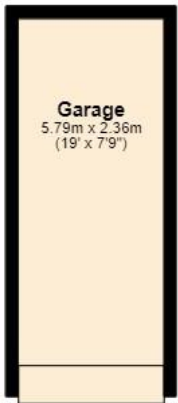
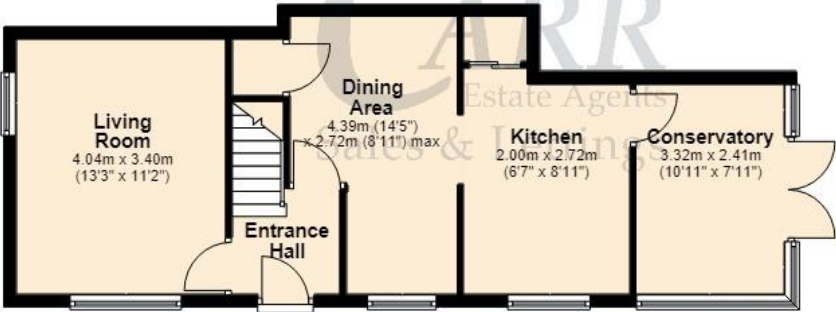


Floor Plan

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

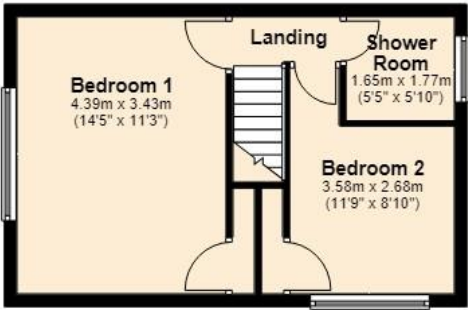
Ground Floor

Approx. 62.5 sq. metres (672.4 sq. feet)



First Floor

Approx. 32.0 sq. metres (344.5 sq. feet)

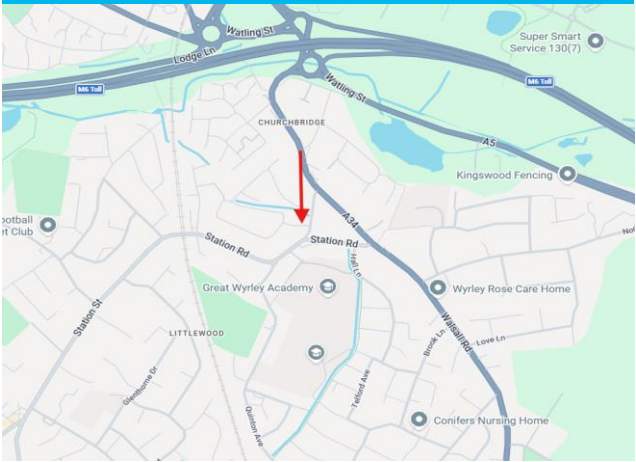


Total area: approx. 94.5 sq. metres (1016.9 sq. feet)

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Map Location







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.