



Brook Lane, Walsall Wood
Walsall, WS9 9NA

£450,000

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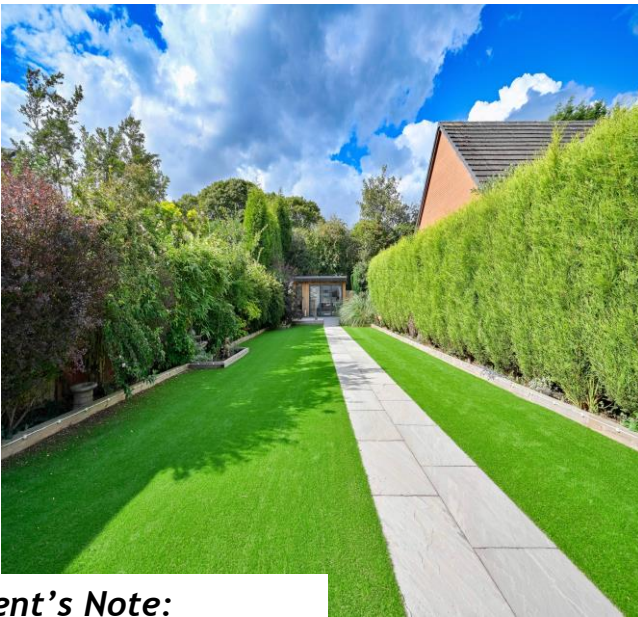
Paul Carr Estate Agents are pleased to offer for sale this two-bedroom detached bungalow in a sought-after location in Walsall Wood.

The property has been updated to a high standard throughout including a modern breakfast kitchen with roof lights, Neff integrated appliances, large island with fitted seating, quartz work tops and bi-fold doors leading to an outdoor seating area. There is also a utility room, lounge with fitted storage units and glazed doors which open out into the kitchen. There is a master bedroom with fitted wardrobes and drawers, luxury en-suite having a double shower enclosure with twin rain drop showers and remote thermostats, further bedroom, modern re-fitted shower room with double shower cubicle, loft room, detached garage and parking for several cars to the front with sliding electric gates and EV charging point.

The rear garden is low maintenance with a large astro turf lawn, shrub borders raised seating area and a garden room with decking.

There is also cctv installed and the property has a keyless front door adding extra security.





Property Specification

STUNNING DETACHED BUNGALOW
TWO BEDROOMS
LOUNGE
FABULOUS DINING KITCHEN WITH ISLAND AND BIFOLD
DOORS
UTILITY ROOM

Entrance Hallway

Lounge 17' 9" x 10' 8" (5.42m x 3.25m)

Kitchen/Dining/Family Room 29' 4" x 17' 1" (8.94m x 5.21m)

Utility room 6' 8" x 8' 4" (2.02m x 2.53m)

Bedroom One 14' 7" x 10' 8" (4.45m x 3.25m)

En-suite

Bedroom Two 9' 7" x 9' 10" (2.93m x 3.0m)

Shower Room

Garden Room 8' 9" x 15' 7" (2.66m x 4.76m)

Garage 29' 11" x 9' 9" (9.11m x 2.96m)

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: 12th September 2025

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

