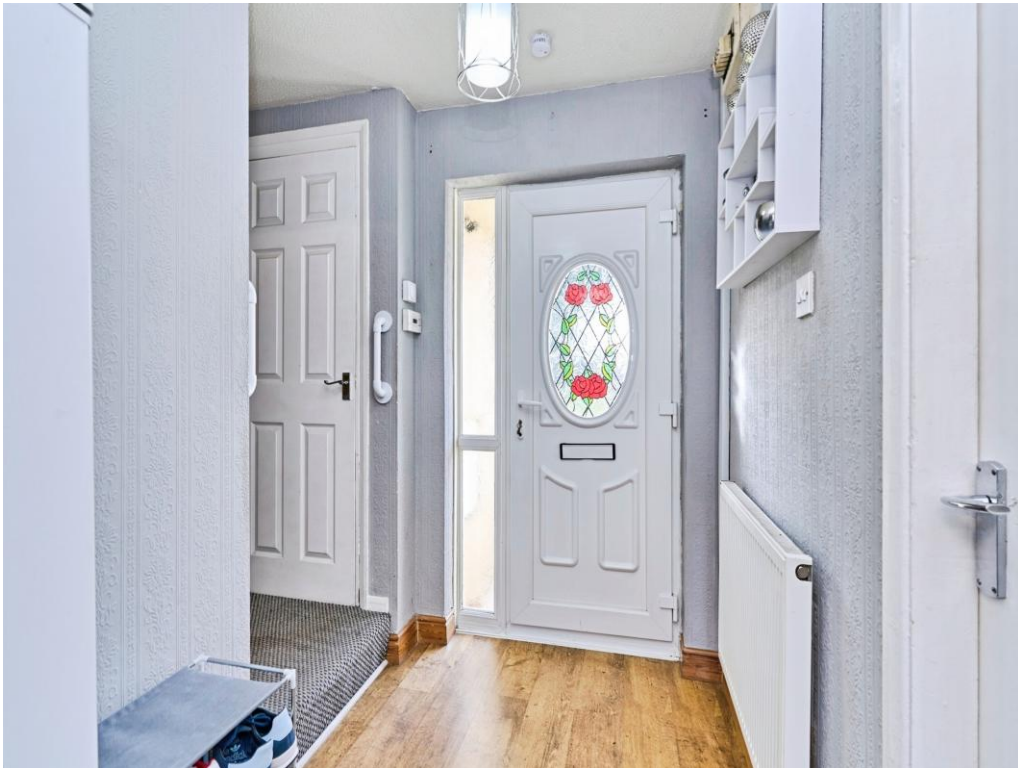




Connells

Brooklands
Walsall



Property Description

Situated in a popular residential location, this well-presented three bedroom semi-detached house offers comfortable and versatile accommodation, making it an ideal choice for families, first time buyers or those looking for a well-connected home.

The property provides a welcoming living environment, with an open plan lounge/diner creating a spacious and sociable area, fitted breakfast kitchen and first floor wet room.

Externally, the property benefits from the usual advantages of a residential setting, with local amenities, schools and transport links all within convenient reach.

Brooklands Road is situated within the WS5 area of Walsall, close to the Yew Tree and Delves areas. The location offers a good balance between residential surroundings and access to everyday amenities.

Access Via

A front door opening into:

Entrance Hall

Having storage cupboard housing boiler, radiator and door to:

Lounge

Having a double glazed window to the front, double glazed double doors to rear and two radiators.

Kitchen

Having a double glazed window to the rear, double glazed door to rear garden, fitted kitchen with wall and base units and work tops over, stainless steel sink and drainer, integrated electric fan, plumbing for washing machine, complementary tiling and under stairs storage cupboard.

First Floor

Landing

Having loft access and doors to:

Bedroom One

Having a double glazed window to the front, storage cupboard and radiator.

Bedroom Two

Having a double glazed window to the front and radiator.

Bedroom Three

Having a double glazed window to the rear and radiator.

Wet Room

Having two double glazed windows to the rear, shower, low level w.c, hand wash basin, radiator and storage cupboard.

Outside

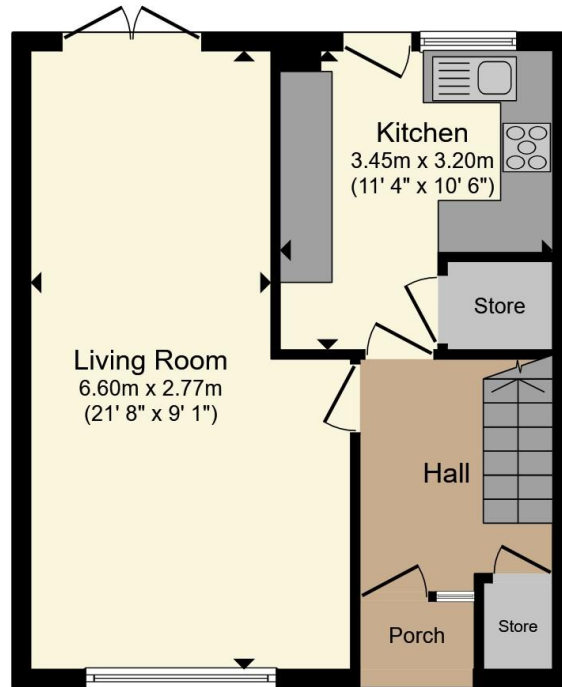
To the front of the property is a pathway to the front, lawned fore garden and panel fencing.

To the rear of the property is a slabbed patio area, panel fencing and double gates providing off road parking.

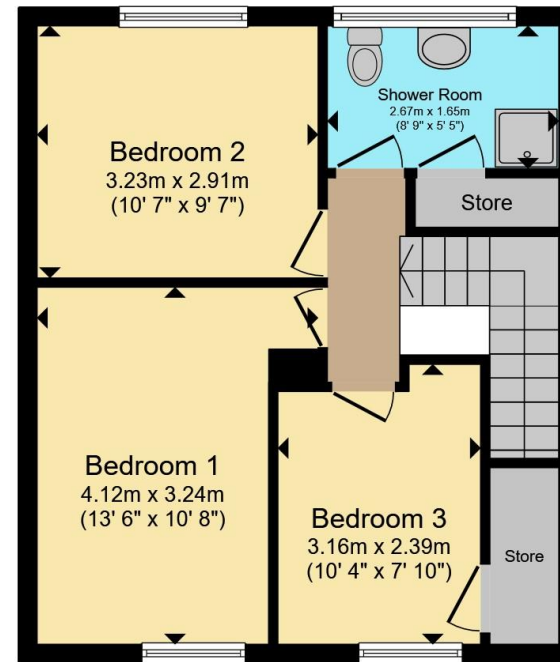








Ground Floor



First Floor

Total floor area 85.7 m² (922 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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57-59 Bridge Street
WALSALL WS1 1JQ

EPC Rating: D Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WSL318604



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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