



Brookhouse Road,  
Walsall, WS5 3AD

Offers in the Region Of £460,000



## Offers in the Region Of £460,000

3  1  2 

Set in this extremely sought after location, within easy reach of the centre of Walsall and with highly regarded schools nearby, this superb, detached property offers neatly presented and well-proportioned accommodation - ideally suited to being a wonderful family home - and an internal viewing is highly recommended to fully appreciate all it has to offer.

Offered for sale with no onward chain and with many appealing original features, internal inspection reveals a welcoming entrance hallway with attractive parquet flooring, stairs to first floor and study off, light, and airy living room with feature fireplace, bay window to the rear elevation with door to the garden and double doors leading through into the dining room which has a further bay window to the front. Completing the ground floor there is the well-appointed kitchen which has a range of wall / base units, quarry tile flooring, integrated oven and hob, access to useful storage area and door into the rear lobby which features a convenient utility area, access to guest WC and door leading into the rear garden.

To the first floor there are three excellent bedrooms - two generous doubles and a good sized single - and the well-equipped bathroom with parquet flooring and suite comprising WC, wash basin, bath, and separate shower cubicle.

Externally, the good-sized rear garden is laid mainly to lawn with a paved patio area, selection of shrubs / bushes and two timber-built sheds and there is a block paved driveway to the front of the property providing off-road parking for multiple vehicles.







## Property Specification

WELL PROPORTIONED, DETACHED FAMILY HOME  
SOUGHT AFTER LOCATION WITH EXCELLENT SCHOOLS  
NEARBY  
WELCOMING HALLWAY WITH FEATURE PARQUET  
FLOORING  
TWO GENEROUS RECEPTION ROOMS

Dining Room 4.53m (14'10") into bay x 3.63m (11'11")

Lounge 5.20m (17'1") into bay x 3.63m (11'11")

Kitchen 3.91m (12'10") max x 2.91m (9'7") max

Hall

Rear Lobby (with utility area)

WC

Cupboard

Storage 2.35m (7'9") x 1.92m (6'4")

Study 2.40m (7'11") x 2.25m (7'5")

Bedroom 1 4.65m (15'3") into bay x 3.63m (11'11")

Bedroom 2 3.94m (12'11") x 3.63m (11'11")

Bedroom 3 2.67m (8'9") x 2.41m (7'11")

Bathroom 2.92m (9'7") max x 2.65m (8'8") max

Landing



### 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: 28th July 2023

### Viewer's Note:

Services connected: Gas, Electricity, Water &  
Council tax band: E  
Tenure: Freehold

# Floor Plan

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

## Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

## Map Location

