



Brooklands Avenue
Walsall, WS6 6LF

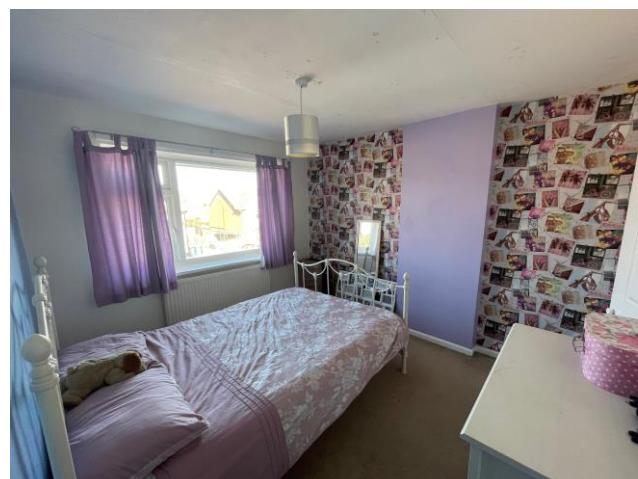
£230,000

Great Wyrley

£230,000



HOT NEW PROPERTY!! EXTENDED FOUR BEDROOM SEMI DETACHED HOME OFFERING GENEROUS, WELL MAINTAINED ACCOMMODATION THROUGHOUT AND SITUATED IN A SOUGHT AFTER LOCATION CLOSE TO AMENITIES, SHOPS AND SCHOOLS, DON'T MISS OUT ON THIS OUTSTANDING OPPORTUNITY FOR FAMILIES AND FIRST TIME BUYERS, CALL TODAY TO ARRANGE A VISIT. This property has been improved and extended to create a light and modern home and briefly comprises; reception hall, open plan lounge and dining room, kitchen, breakfast room, rear lobby with guest WC, first floor landing with doors to three bedrooms and bathroom, stairs from landing lead to a spacious loft room / double bedroom, the property further benefits from having gas central heating and double glazing, front garden with driveway and a private rear garden.





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:

Property Specification

EXTENDED WELL MAINTAINED SEMI DETACHED PROPERTY
FOUR BEDROOMS INCLUDING LARGE LOFT BEDROOM THREE
OPEN PLAN LOUNGE AND DINING ROOM
KITCHEN AND BREAKFAST ROOM
REAR LOBBY WITH GUEST WC

Reception Hall

Open Plan Lounge/Dining Room
23' 0" x 11' 0" (7.01m x 3.36m max 2.43m min)

Kitchen
11' 3" x 8' 4" (3.42m max x 2.53m min)

Breakfast Room
11' 1" x 7' 1" (3.37m x 2.16m)

Rear Lobby/Utility Area

Guest WC

First Floor Landing

Bedroom One
10' 8" x 9' 9" (3.25m x 2.98m)

Bedroom Two
10' 10" x 9' 2" (3.29m x 2.79m)

Bedroom Four
7' 5" x 5' 5" (2.27m x 1.64m)

Bathroom
5' 10" x 5' 6" (1.78m x 1.67m)

Loft Room/Bedroom Three
15' 9" x 13' 4" (4.79m x 4.06m)

Viewer's Note:

Services connected:

Council tax band: C

Tenure: Freehold years remaining, lease from

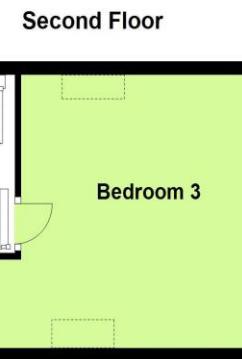
Ground Rent: £0

Service Charge: £0

Restrictions:

Floor Plan

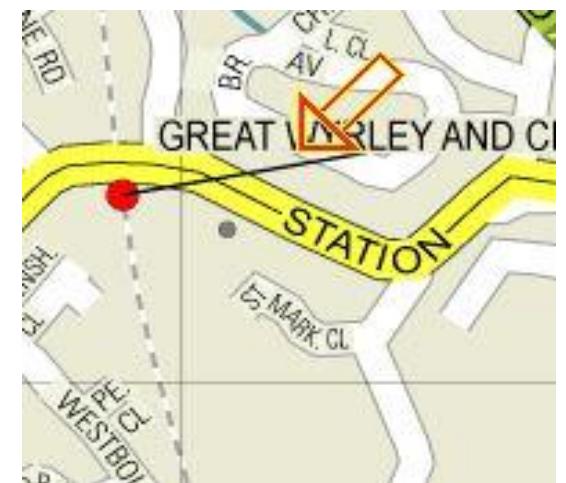
This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

**New
Instruction
Awaiting
E.P.C.**

Map Location



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The UK's number one property website

 **The Property
Ombudsman**

 **naea propertymark
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