



Broadmeadow Lane  
Walsall, WS6 6EJ

£165,000

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Situated in the ever popular Great Wyrley area lies this well presented two bedroom semi detached property offered for sale with no upward chain. An internal inspection reveals an inviting entrance hall, recently renovated modern style open plan kitchen diner/living space with doors leading into the garden, completing the downstairs accommodation is an integral garage creating useful storage space.

Stairs lead to the first floor where the property boasts two generously sized double bedrooms and a bathroom with a modern suite. Outside is a pleasant privately enclosed rear garden that creates excellent space for potential extension subject to planning.

To the fore of the property is a driveway capable of parking multiple vehicles. Do not miss out on the opportunity to view this perfect first time purchase or ideal investment opportunity!!





### 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: 23rd April 2021

### Property Specification

**SUPERB TWO BEDROOM SEMI DETACHED PROPERTY  
HIGHLY DESIRABLE LOCATION  
NO UPWARD CHAIN  
TWO GENEROUS DOUBLE BEDROOMS  
MODERN OPEN PLAN KITCHEN LIVING SPACE**

**Porch**

**Hallway**

**Lounge/Diner**  
**6.65m (21'10") x 3.48m (11'5") max**

**Kitchen**  
**2.94m (9'8") x 2.40m (7'10")**

**Landing**

**Bedroom One**  
**4.48m (14'8") x 3.56m (11'8")**

**Bedroom Two**  
**3.01m (9'11") x 2.00m (6'7")**

**Bathroom**

**Store**

**Garage**

### Viewer's Note:

Services connected: Gas, Electricity, Water & Drainage

Council tax band: B

Tenure: Freehold

# 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

