



Brookland Road,
Walsall Wood , WS9 9LZ

Offers in Excess of £190,000

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A well-presented two bedroom semi-detached close to transport links and local amenities.

The property also benefits from a large rear garden and no onward chain.

Briefly comprising: lounge/dining room, fitted kitchen, bathroom with shower, two bedrooms and a generous sized plot.





Property Specification

TWO BEDROOMS
LOUNGE / DINING ROOM
KITCHEN
GROUND FLOOR BATHROOM
NO CHAIN

Lounge/Dining Room 20' 8" x 13' 0" (6.31m x 3.95m)

Kitchen 12' 0" x 7' 10" (3.65m x 2.38m)

Inner Hall

Downstairs Bathroom 7' 10" x 6' 5" (2.38m x 1.95m)

Bedroom One 10' 2" x 13' 0" (3.10m x 3.96m)

Bedroom Two 9' 9" x 10' 2" (2.96m x 3.11m)

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: 9th June 2023

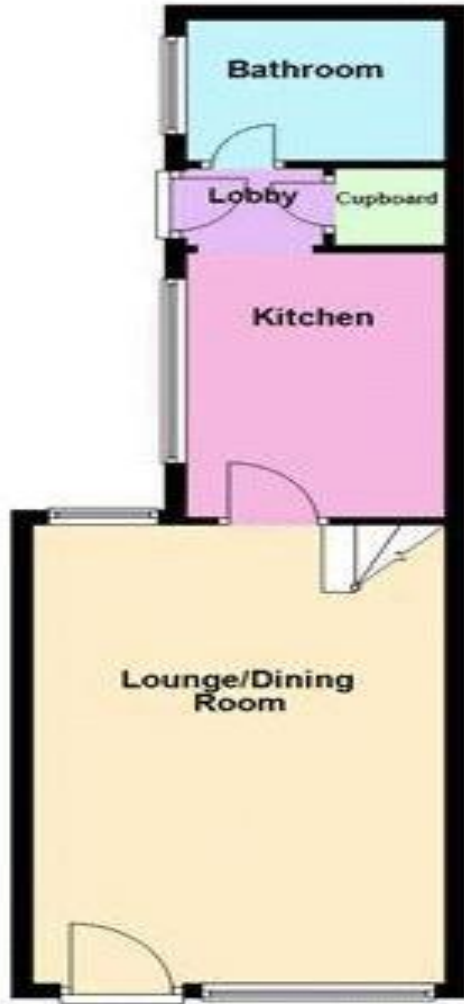
Viewer's Note:

Services connected: Mains gas, electricity, water & drainage
Council tax band: A
Tenure: Freehold

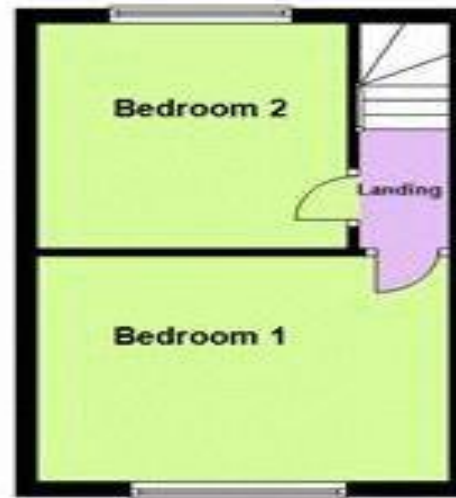
Floor Plan

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

Ground Floor



First Floor



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

