



Brook Lane, Walsall Wood
Walsall, WS9 9NA

Offers Over £230,000

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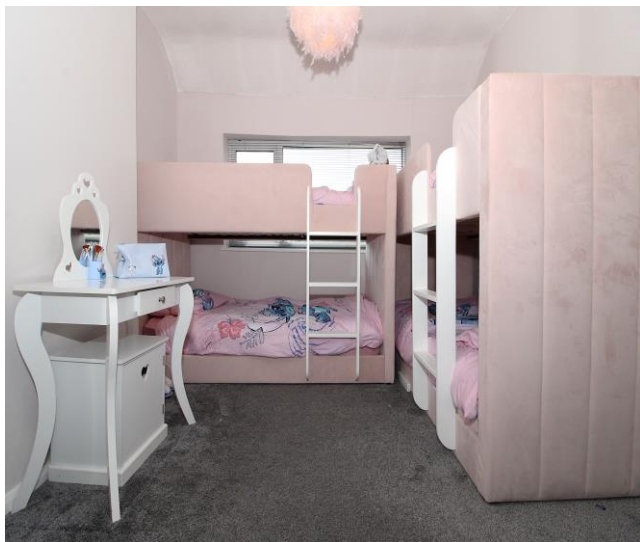
Paul Carr Estate Agents are delighted to bring to market this well-presented semi-detached house.

Perfectly designed for first-time buyers or young families alike, it offers an array of enviable features all set in a popular location. Positioned within easy reach of excellent public transport links, local amenities, and nearby schools, this property guarantees convenience and accessibility. The house boasts three well-appointed bedrooms. Bedroom one is a spacious double with a bay window to the front, offering plentiful light. Bedroom two, another double, offers comfortable space, while bedroom three, a single room, could also be utilised as a home office, study or child's bedroom. A bathroom fitted with a white suite is available, ensuring a sleek and modern space to cater to your daily needs. The home also incorporates a well-appointed kitchen which features a range of fitted units, an integrated double oven and a 5-ring gas hob, as well as plumbing for a washing machine. This kitchen is truly designed to cater to all your culinary needs. Two reception rooms are included in this property. The first is a light and airy lounge with a feature fireplace and a bay window to the front, while the second room offers a pleasant garden view and access to the neatly maintained garden.

Desirable features of this home include a generous driveway for parking fitted with an EV Charging point.

This semi-detached house is a perfect blend of comfort, convenience and style, waiting for its new owners to move in and make it their own.





Property Specification

NEATLY PRESENTED, SEMI-DETACHED HOUSE
AMENITIES AND SCHOOLS WITHIN EASY REACH
LIGHT AND AIRY LIVING ROOM
SEPARATE DINING ROOM
WELL-APPOINTED KITCHEN

Hall

Lounge 3.78m (12'5") max into bay x 3.17m (10'5")

Dining Room 4.21m (13'10") x 3.40m (11'2")

Kitchen 3.50m (11'6") x 2.25m (7'5")

Landing

Bedroom 1 4.00m (13'1") max into bay x 3.21m (10'6")

Bedroom 2 3.40m (11'2") x 3.21m (10'6")

Bedroom 3 2.22m (7'3") x 1.84m (6')

Bathroom 1.94m (6'4") x 1.84m (6')



Agent's Note:

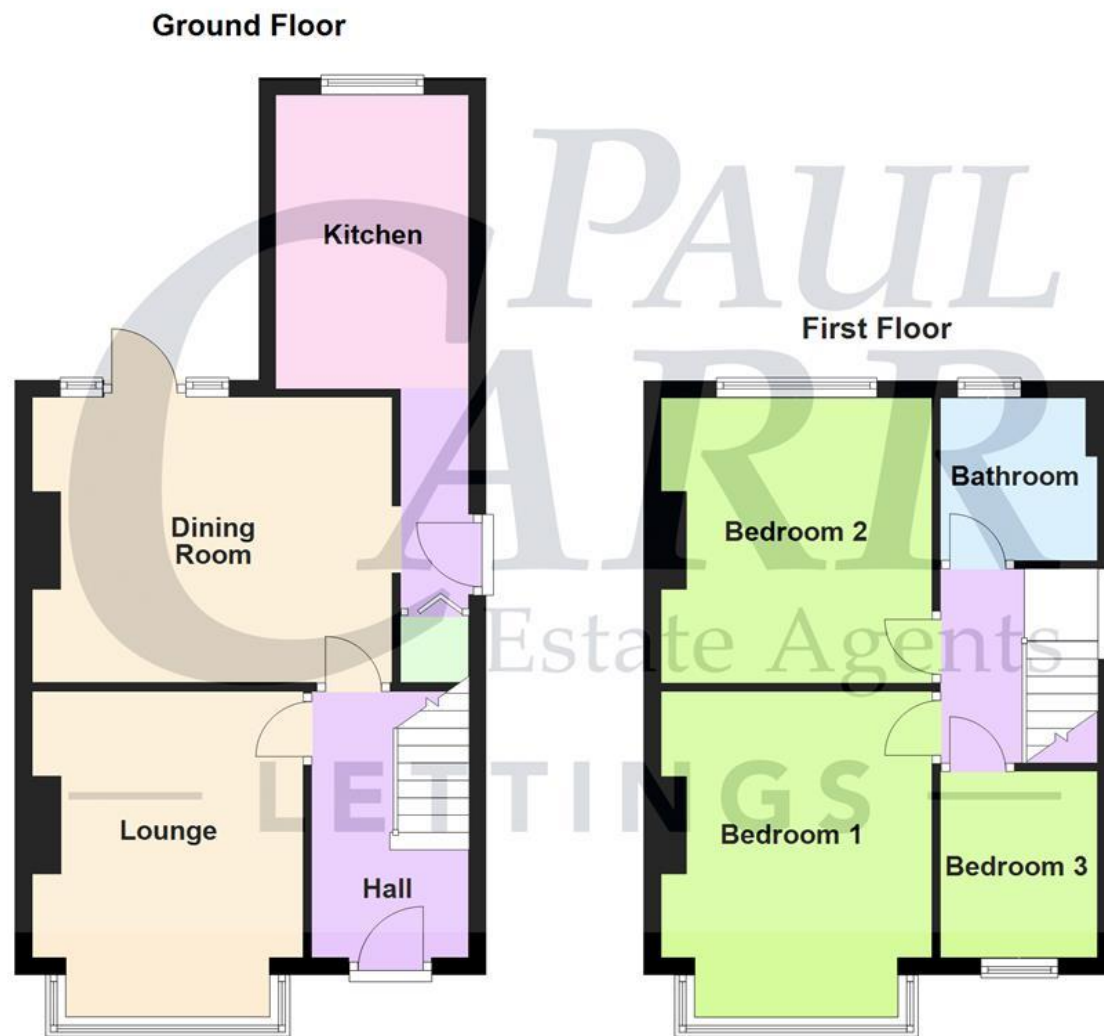
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 20th June 2025

Viewer's Note:

Services connected: Gas, electricity, water and 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

