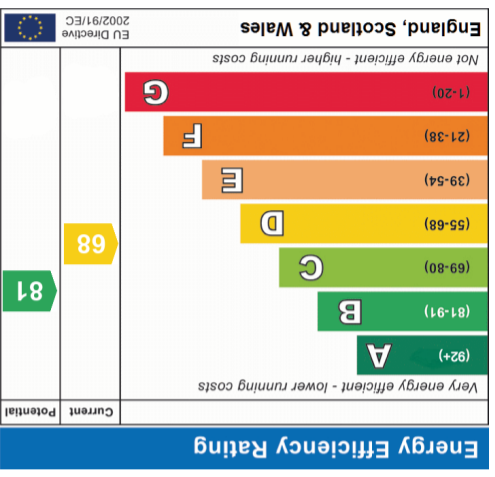




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view the property.



38 Brook Lane, Walsall Wood, WS9 9NB

OFFERS REGION £300,000



38 BROOK LANE, WALSALL WOOD

This modern style detached family residence is conveniently situated in this popular residential area, being well served by all amenities including public transport services to neighbouring areas, schools for children of all ages and local shopping facilities.

The property includes Reception Hall with Guest Cloakroom off, Lounge, Dining Room, Fitted Kitchen with hob and oven, Three Bedrooms, En Suite Shower Room with w.c., Family Bathroom with w.c., Foregarden with Driveway to Integral Garage, and Enclosed Rear Garden.

The accommodation in more detail briefly comprises the following:- (all measurements approximate)

RECEPTION HALL

having entrance door, ceiling light point and central heating radiator.

GUEST CLOAKROOM

having low flush w.c., pedestal wash hand basin with tiled splash back surrounds, ceiling light point, central heating radiator and UPVC double glazed window to front.

LOUNGE

4.06m x 3.94m (13' 4" x 12' 11") having UPVC double glazed window to front, ceiling light point, two central heating radiators, feature fireplace surround with fitted electric fire, understairs storage cupboard and archway to dining room.

DINING ROOM

2.80m x 2.35m (9' 2" x 7' 9") having UPVC double glazed French doors to rear garden, ceiling light point and central heating radiator.



KITCHEN

3.58m x 2.79m (11' 9" x 9' 2") having inset sink unit, wall, base and drawer cupboards, roll top work surfaces, tiled splash back surrounds, built-in oven with four-ring gas hob and extractor hood over, plumbing for automatic washing machine, appliance space, ceiling light point, central heating radiator, UPVC double glazed window to rear and door to side.

FIRST FLOOR LANDING

having UPVC double glazed window to side, ceiling light point, loft hatch, airing cupboard and built-in store cupboard.

BEDROOM NO 1

3.77m x 2.86m (12' 4" x 9' 5") having UPVC double glazed window to rear, ceiling light point, central heating radiator and built-in wardrobes and drawer units.

EN SUITE SHOWER ROOM

having shower cubicle with fitted shower unit, wash hand basin with vanity unit under, low flush w.c., tiled splash back surrounds, ceiling light point, central heating radiator and extractor fan.

BEDROOM NO 2

3.04m x 2.66m (10' 0" x 8' 9") having UPVC double glazed window to front, ceiling light point, central heating radiator and built-in mirrored wardrobe.

BEDROOM NO 3

2.90m x 2.26m (9' 6" x 7' 5") having UPVC double glazed window to front, ceiling light point and central heating radiator.



BATHROOM

having white suite comprising panelled bath with fitted shower attachment, wash hand basin with vanity unit under, low flush w.c., tiled splash back surrounds, ceiling light point, central heating radiator, extractor fan and UPVC double glazed window to rear.

OUTSIDE

LAWNED FOREGARDEN

with DRIVEWAY providing off-road parking and pathway to front entrance door.

INTEGRAL GARAGE

having up-and-over entrance door.

ENCLOSED REAR GARDEN

with timber fencing surround, patio area, artificial lawn and side access gate.

SERVICES

Company water, gas, electricity and mains drainage are available at the property. Please note, however, that no tests have been applied in respect of any services or appliances.

TENURE

We are informed that the property is FREEHOLD although we have not had sight of the Title Deeds to verify this and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

FIXTURES & FITTINGS

Items in the nature of fixtures and fittings are excluded unless mentioned herein.

COUNCIL TAX

We understand from www.voa.gov.uk that the property is listed under Council Tax Band D with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/02/04/26

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MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in providing this, in order that there will be no delay in agreeing a sale.

NOTICE FOR PEOPLE VIEWING PROPERTIES

Please note that all parties viewing the property do so at their own risk and neither the vendor nor the Agent accept any responsibility or liability as a result of any such viewing.

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