



Beechtree Road
, Walsall, West Midlands, WS9 9LS

£245,000

Property Features

- Spacious Semi Detached Residence
- Entrance Porch
- Reception Hall
- Lounge
- Sitting Room
- Breakfast Kitchen
- Inner Hall
- Bathroom, Separate WC
- Three Bedrooms
- Large Rear Garden, Detached Garage, Driveway

Full Description

Taylor Cole Estate Agents are delighted to offer 'for sale' this spacious semi detached residence located on this popular residential road and occupying an enviable position. The property is an excellent opportunity for purchasers looking to put their own stamp on a property, with accommodation briefly comprising: entrance porch, reception hall, lounge, sitting room, breakfast kitchen, inner hall, bathroom, separate WC, three bedrooms, large rear garden, detached garage, driveway. Viewing is recommended.

This superb semi detached property offers wondering potential with scope for extension (subject to planning permission and regulations). The property is positioned behind a walled courtyard area with access to the driveway, along with the double opening garage doors, side entrance gate and side porch door.

ENTRANCE PORCH

Accessed via the UPVC double glazed front entrance door and having UPVC double glazed windows surround, wall mounted light point, wood grain flooring, secure door into:

RECEPTION HALL

Having a staircase off to the first floor landing, ceiling light point, radiator, wall socket, door into the understairs storage cupboard, door into:

LOUNGE

11' 5" x 18' 4" (3.48m x 5.59m)

The spacious lounge has an open inglenook display with feature faux beam lintel to the fore, ceiling light point, radiator, wall sockets, TV connection point, aluminium sliding doors opening out to the rear patio, polished wood flooring.

SITTING ROOM

12' 0" x 13' 11" (into bay) (3.66m x 4.24m)

Being one of the rooms within the property which would benefit from modernisation, the sitting room provides ample floor space for free standing furniture, glazed bay window positioned to the front aspect, radiator, ceiling light point, wall sockets.



INNER HALL

With an obscure UPVC double glazed door with matching side screens opening out to the rear patio, ceiling light point, radiator, modern wood grain effect flooring. obscure glass panelled door into:

BREAKFAST KITCHEN

14' 9" x 8' 5" (4.5m x 2.57m)

With a matching range of base units and drawers, recess and plumbing for washing machine, recess and plumbing for dishwasher, recess and gas point for free standing cooker, recess and point for fridge/freezer, roll top working surfaces with inset stainless steel sink and double drainer unit with hot and cold mixer tap over, complementary tiled surrounds, matching range of wall units offering further storage space, two ceiling light points, wall socket, UPVC double glazed window to the side, radiator, floor space for free standing table, modern wood grain effect flooring, door into:

INNER LOBBY

Having loft hatch access point, recess and point for tumble dryer, wall socket, water resistant tile effect flooring, door into:

BATHROOM

5' 6" x 8' 6" (1.68m x 2.59m)

This matching suite comprises of a pedestal hand wash basin with hot and cold taps over, panelled bath with hot and cold taps and 'Triton' shower fitment above, obscure UPVC double glazed window to the rear, ceiling light point, radiator, door into the airing cupboard enclosing the 'Baxi' combination boiler and towel shelving unit, water resistant tile effect flooring.

WC

2' 1" x 4' 9" (0.64m x 1.45m)

Having a ceiling light point, obscure glazed window to the side, WC, water resistant tile effect flooring, sliding door.

FIRST FLOOR LANDING

The versatile landing area provides useable floor space and potential for space to create a first floor wash room, with the landing area itself currently having a ceiling light point, loft hatch access, wall socket, door into storage cupboard, dual aspect UPVC double glazed windows to both the front and side, door into:

BEDROOM ONE

11' 6" x 12' 1" (3.51m x 3.68m)

The double master bedroom has a UPVC double glazed window to the front aspect, ceiling light point, radiator, wall sockets.

BEDROOM TWO

10' 11" x 11' 0" (3.33m x 3.35m)

Again being a double bedroom and having a ceiling light point, wall socket, radiator, UPVC double glazed window to the rear.



BEDROOM THREE

8' 0" x 7' 10" (2.44m x 2.39m)

The third bedroom has floor space for a single bed but would also be utilised as a home office or nursery, with the room itself having a UPVC double glazed window to the rear, ceiling light point, column radiator, wall socket, wood grain effect flooring.

OUTSIDE

DETACHED GARAGE

The large detached tandem garage provides ample off road parking facilities or additional storage space, with glazed windows to the rear and side, double opening doors, and offers enormous potential for either conversion or extension (subject to necessary planning and regulations).

REAR GARDEN

The impressive rear garden offers an abundance of outdoor living space and begins with the concrete print patio area, which in turn leads to the side entrance gate, garage side entrance door and inner hall, two lawned areas are positioned beyond with borders surround, a line of mature conifer trees providing privacy to the boundaries and are situated alongside the timber fencing.

ANTI MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

TENURE

We have been advised that this property is freehold, however, prospective buyers are advised to verify the position with their solicitor / legal representative.

VIEWING

By prior appointment with Taylor Cole Estate Agents on the contact number provided.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E		
21-38	F	33 F	
1-20	G		