



Woodall Street,

Walsall, Staffordshire, WS3 3HG

Offers In Excess Of £180,000



A MODERN THREE STOREY SEMI DETACHED HAS BECOME AVAILABLE FOR SALE WITH NO CHAIN BOASTING FOUR BEDROOMS, EN SUITE, FITTED KITCHEN , FAMILY BATHROOM , CONSERVATORY, CENTRAL HEATING , DOUBLE GLAZED, OFF ROAD PARKING AND LARGE CORNER PLOT REAR GARDEN

Entrance hall

5'10" x 13'1" (1.8 x 4)

Wall mounted radiator, stairs to first floor and under stairs cupboard.

Kitchen

9'11" x 6'11" (3.04 x 2.12)



Fitted kitchen with a range of matching wall and base units with work surfaces incorporated , sink and drainer with mixer taps. laminate floor , upvc double glazed window to front. tiled splashbacks and radiator.

Lounge

11'1" x 13'1" (3.4 x 4)



Upvc double glazed window to conservatory and double doors leading onto conservatory and wall mounted central heating radiator

Conservatory

12'9" x 8'10" (3.9 x 2.7)



Part brick part upvc construction with double doors leading to rear garden

Downstairs wc

Low level wc, pedestal wash hand basin and tiled splashbacks

First Floor Landing



Doors to all rooms on first floor , radiator and stairs to second floor

Bedroom One

8'11" x 13'1" (2.73 x 4)



Upvc double glazed window to rear and radiator

Bedroom Two

6'11" x 7'2" (2.13 x 2.2)



Upvc double glazed window to front

Bathroom



White three piece suite comprising of panelled bath , low level wc and pedestal wash hand basin , laminate floor and radiator

Second Floor Landing

Doors to all rooms on second floor and radiator

Bedroom Three

13'1" x 8'5" (3.99m x 2.57m)



Upvc double glazed window to front, radiator , door to en-suite

En- Suite



Three piece suite comprising of shower cubicle, low level wc and pedestal wash hand basin , laminate flooring and velux window

Bedroom Four

7'6" x 6'6" (2.3 x 2)



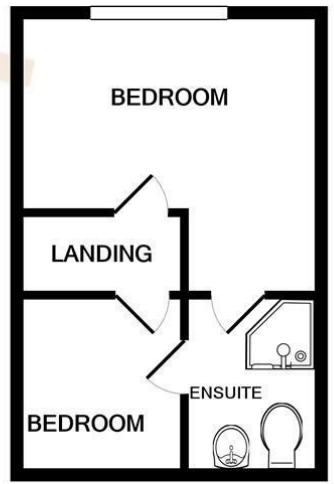
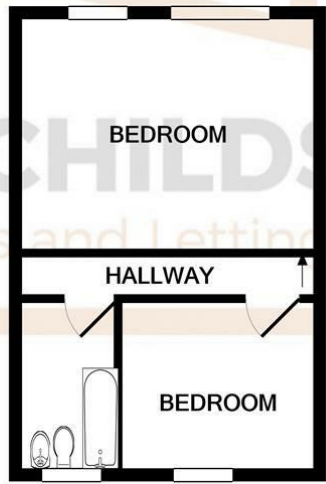
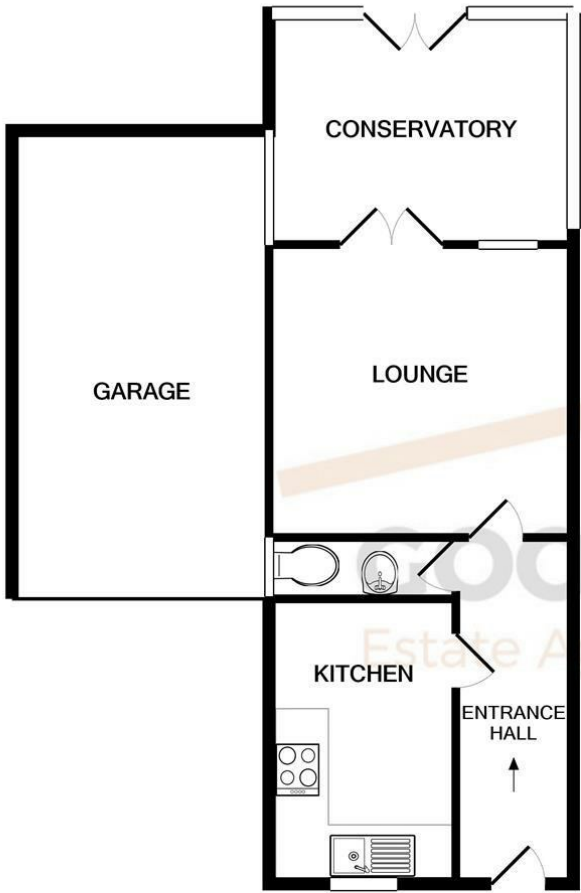
velux window and radiator

Front and Rear External



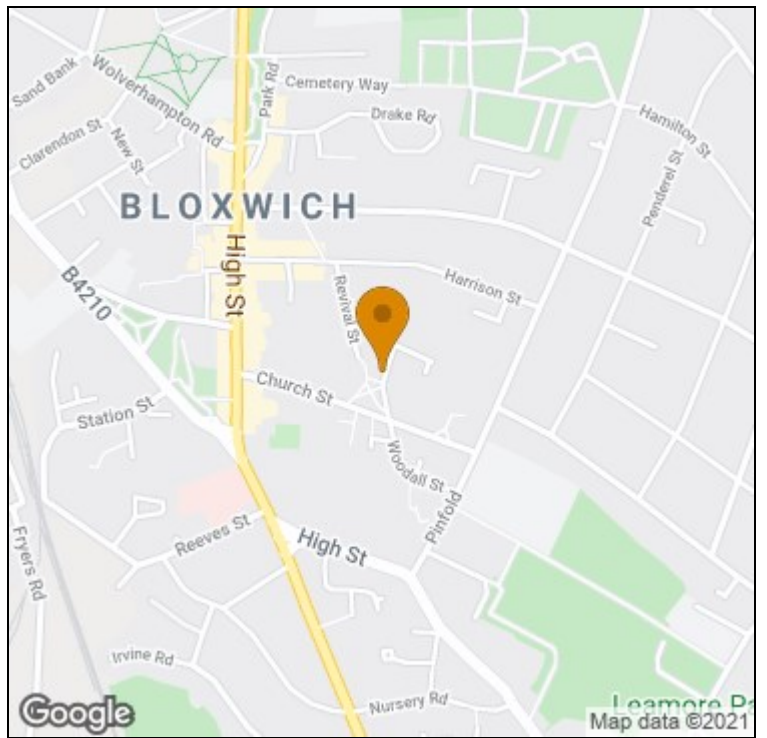
The front of the property is mainly driveway allowing for off road parking and access to garage

There is a large rear garden which is enclosed which is laid to lawn with various flower and shrub borders



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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