



3 Bedroom Detached House

Lichfield Road, Walsall

Offers In Region Of £172,500



**REDSTONES**

A superb three bedroom detached family home having the benefit of UPVC double glazing, gas central heating and no upward chain. This ideal family home further comprises, reception hall, lounge, dining room, fitted kitchen, guest W.C, three bedrooms, ensuite shower room, family bathroom, front and rear gardens and enclosed parking to the rear. Energy rating C.

**SUMMARY** A superb three bedroom detached family home having the benefit of UPVC double glazing, gas central heating and no upward chain. This ideal family home further comprises, reception hall, lounge, dining room, fitted kitchen, guest W.C, three bedrooms, ensuite shower room, family bathroom, front and rear gardens and enclosed parking to the rear. Energy rating C.

**VESTIBULE** With a double glazed front door and a door leading to the reception hall.

**RECEPTION HALL** With double glazed window to the front, central heating radiator, stairs to the first floor, doors to guest W.C and kitchen.

**GUEST W.C.** With, low level W.C, wash hand basin, central heating radiator and extractor fan.

**LOUNGE** 13' 8" x 13' 3" (4.17m x 4.04m) With UPVC double glazed bow window to the front, central heating radiator, under stairs storage cupboard and a archway to the dining room.

**DINING ROOM** 13' 4" x 9' 1" (4.06m x 2.77m) With UPVC double glazed patio doors to the rear, central heating radiator and door to the kitchen.

**FITTED KITCHEN** 9' 8" x 8' (2.95m x 2.44m) With UPVC double glazed window to the rear, matching wall, base and drawer units, stainless steel sink and drainer, roll top work surfaces, tiled surrounds, electric oven and gas hob with cooker hood over, integrated washing machine, fridge and freezer and wall mounted combi boiler in cupboard.

**ON THE FIRST FLOOR LANDING** With UPVC double glazed window to the side, central heating radiator, door to bedrooms and bathroom, store cupboard and loft access.

**BEDROOM 1** 13' 8" x 11' 3" (4.17m x 3.43m) With double glazed windows to the front, central heating radiator and a door to the en-suite.

**EN-SUITE** With central heating radiator, shower cubicle, pedestal wash hand basin and tiled surrounds.

**BEDROOM 2** 9' 6" x 9' 5" (2.9m x 2.87m) With double glazed window to the rear and central heating radiator.

**BEDROOM 3** 9' 5" x 7' 8" (2.87m x 2.34m) With double glazed window to the rear and central heating radiator.

**BATHROOM** With a double glazed window to the front, central heating radiator, panelled bath with shower over, pedestal wash hand basin, low level W.C, tiled surrounds and an extractor fan.

**OUTSIDE** To the rear there is a paved patio, lawned garden with gravel surrounds with off road parking with double gates at the rear. To the front there is a front garden with pathway.

**VIEWING**, please contact Redstones on 01922 235350 if you wish to arrange a viewing appointment for this property or require further information.

**TENURE**, our vendors have verbally advised us that the property is freehold. As Redstones I have not checked the legal documentation to verify the status of the property, we would recommend that potential buyers obtain

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own professional advice. All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. All measurements are approximate.

