



Shire Ridge, Walsall Wood



4



2



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Offers in excess of £395,000



## Key Features

- Popular location
- Large family home
- Detached property
- 4 bedrooms
- Family bathroom and ensuite
- Conservatory
- EPC rating TBC
- Freehold





Goodchilds is pleased to present this well presented four bedroom detached property in the sought after area of Walsall Wood. This property benefits from gas central heating and double glazed windows. In brief the property comprises of an inviting entrance hall, lounge diner, kitchen, utility room, large private garden with side access. Upstairs comprises of four bedrooms, large master bedroom with ensuite and family bathroom.

EPC: TBC

Council Tax: E

Tenure: Freehold

Viewing Essential to appreciate the finer detail throughout.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation

### Frontage

Large block paved driveway and entrance porch.

### Entrance hall

Bright inviting entrance hall giving access to the lounge, kitchen and second reception room.

### Lounge/diner 3.70m x 8.20m (12'1" x 26'11")

Large lounge having feature fireplace and large double glazed bay window allowing in plenty of natural light. Dining area located towards the end of the lounge with French doors giving access to the conservatory.

### Kitchen 4.60m x 2.80m (15'1" x 9'2")

Accessed off the lounge or the hallway. Having a range of wall and base units and built in breakfast bar. Double glazed window overlooking the rear garden. Door leading to the utility and w.c.

### Conservatory 5.10m x 3.29m (16'8" x 10'10")

Large bright conservatory overlooking the garden with French doors giving access to the garden. The perfect space for relaxing in.

### Study 2.28m x 5.40m (7'6" x 17'8")

Large reception room currently used as an office having a double glazed window overlooking the front of the property. Door leading to the garage.



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**Master bedroom 3.60m x 3.08m (11'10" x 10'1")**  
Large master bedroom overlooking the front of the property. Double glazed window, fitted wardrobes and ensuite.

**Ensuite 2.00m x 2.20m (6'7" x 7'2")**  
Fully fitted white suite with shower cubicle and heated towel rail.

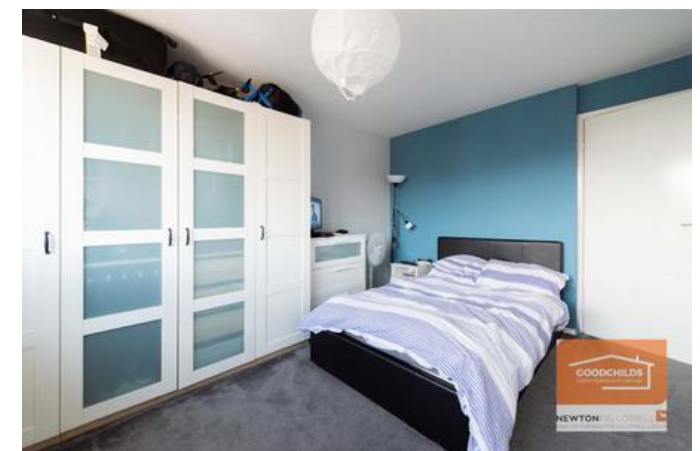
**Bedroom two 3.90m x 3.78m (12'10" x 12'5")**  
Double room with double glazed window overlooking the front aspect.

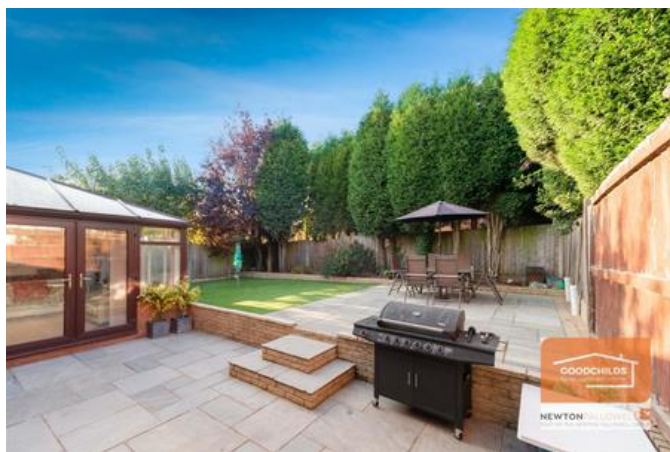
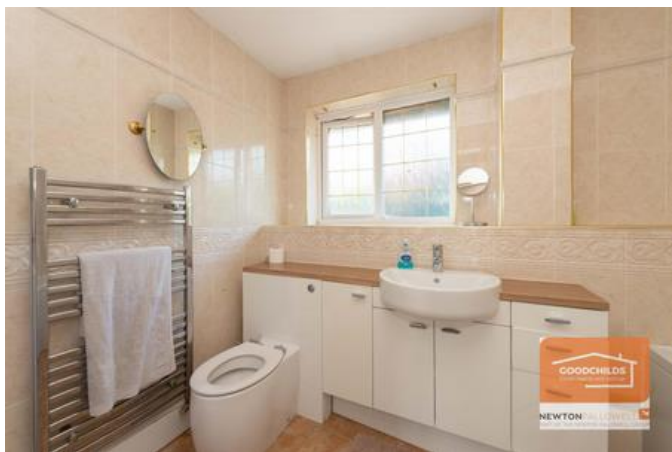
**Bedroom three 2.45m x 3.11m (8'0" x 10'2")**  
Positioned at the rear of the property with fitted wardrobes and double glazed window offering views of the rear garden.

**Bedroom four 2.75m x 3.00m (9'0" x 9'10")**  
Positioned at the rear of the property with fitted wardrobes and double glazed window offering views of the rear garden.

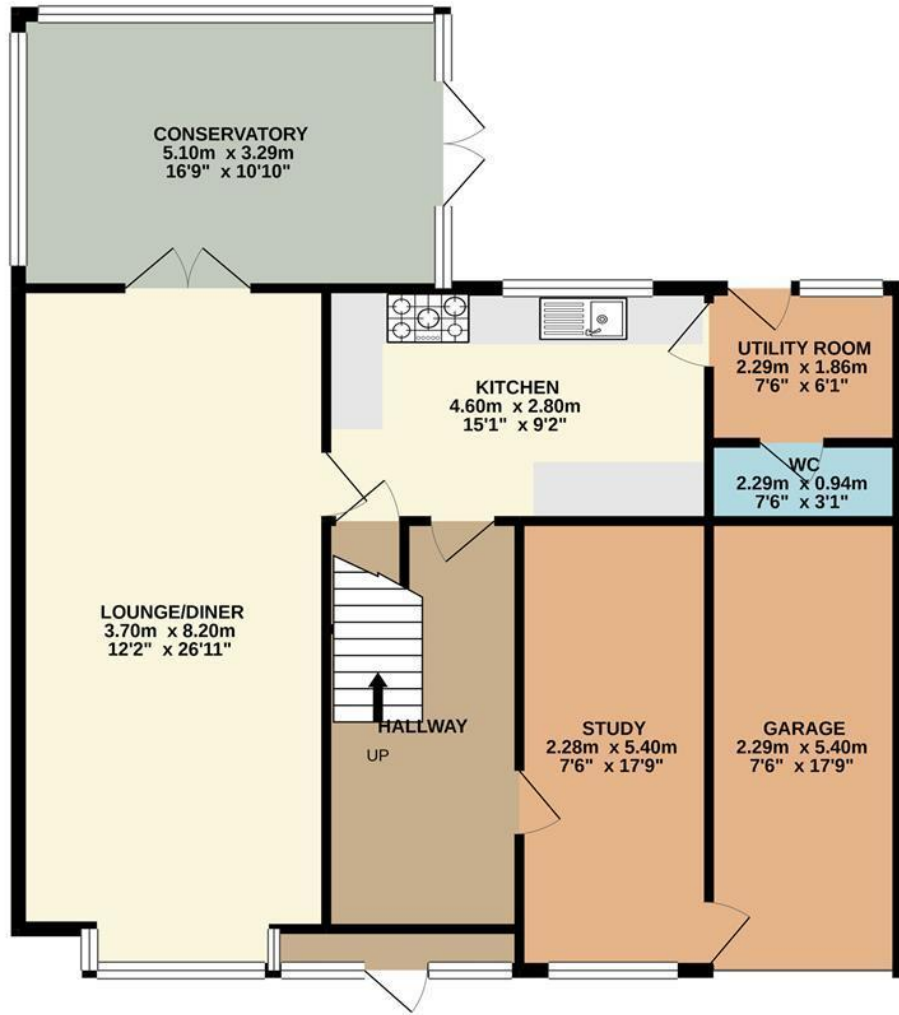
**Family bathroom 3.13m x 2.20m (10'4" x 7'2")**  
Fully fitted white bathroom suite tiled floor to ceiling level. Heated towel rail, built in vanity unit and double glazed window.

**Garden**  
Well maintained private enclosed garden with large patio area.

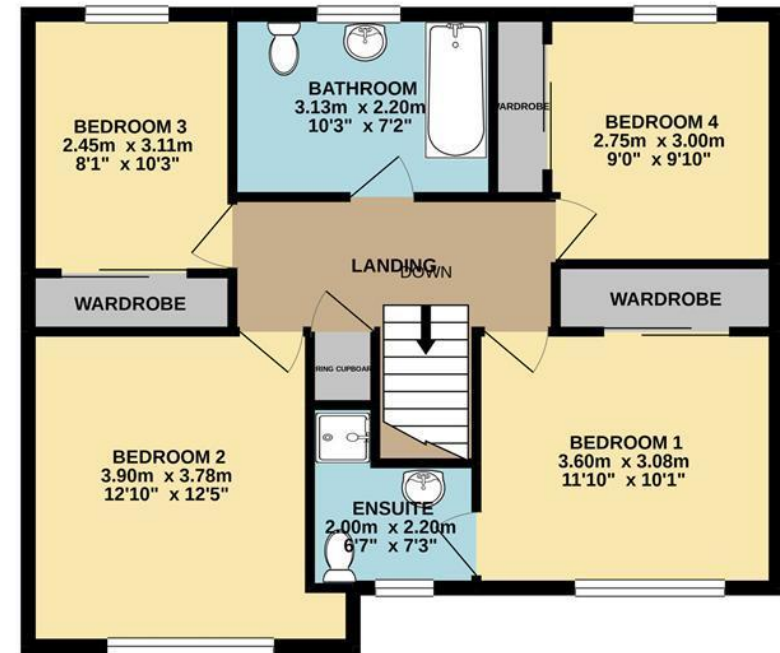




GROUND FLOOR  
103.2 sq.m. (1110 sq.ft.) approx.



1ST FLOOR  
64.7 sq.m. (696 sq.ft.) approx.



TOTAL FLOOR AREA : 167.8 sq.m. (1807 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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