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FOR SALE

Queen Street, Walsall Wood

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Offers in excess of £199,995



Key Features

- Popular location
- Three bedrooms
- End of terrace property
- Enclosed rear garden
- Driveway
- Large lounge and dining area
- EPC rating D
- Freehold





****THREE BED FAMILY HOME**** Goodchilids is pleased to present this three bedroom property in the sought after area of Walsall Wood close to the ever popular Aldridge area, sought after for it's village with boutiques, banks, good schools, eateries, parks, shops and transport links. Amongst the local sports and recreational facilities are the Oak Park Leisure centre and the fabulous Fairlawns hotel, spa and health centre which is just a short drive away. Aldridge is a hit with families looking for outstanding and good schools in the area. Local secondary schools include Aldridge school, St Francis of Assisi, the outstanding Queen Mary's Grammar school for boys and High school for girls.

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.



In brief the property comprises of porch entrance, hallway, open plan lounge and dining area, downstairs family bathroom, rear garden with side gate access, driveway and upstairs is three bedrooms. The property benefits from gas central heating and double glazing throughout.

Tenure: Freehold

EPC: D

Council Tax: A





Frontage

Having block paved driveway offering off road parking for multiple vehicles and giving access to the porch entrance and side gate to the rear garden.

Lounge/dining area 6.12m x 8.32m

Large open plan lounge and dining area having bow window to the front allowing in plenty of natural light and feature fireplace.

Kitchen 3.32m x 2.60m

Beautiful bright kitchen with fitted wall and base units, wood effect work tops and tiled splashback. The kitchen benefits from integrated oven, hob and extractor.

Bathroom 2.41m x 1.51m

Located downstairs having bath with mains shower over and fitted vanity basin and w.c. unit.

Bedroom one 2.76m x 3.63m

Double bedroom positioned on the front of the property having large window allowing in lots of natural light and integrated wardrobe space.

Bedroom two 3.43m x 2.49m

Double bedroom at the rear of the property offering views of the rear aspect.

Bedroom three 2.48m x 2.12m

Single bedroom at the rear of the property offering views of the rear aspect.

Rear garden

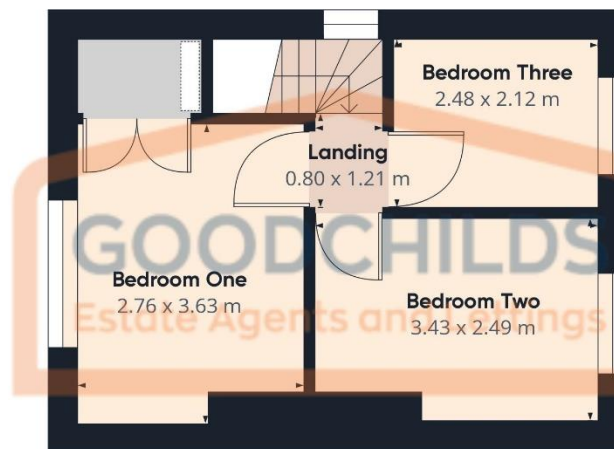
Enclosed private rear garden with lawn area and shed having UPVC double glazed windows, door and mains power.







Ground floor



Floor 1



Approximate total area⁽¹⁾
70.42 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

