



Vigo Terrace, Walsall Wood





Offers in excess of £285,000



## Key Features

- Popular location
- Large detached property
- Three bedrooms
- Kitchen and separate utility
- Large family bathroom
- Downstairs w.c.
- EPC rating TBC
- Freehold





**\*\*THREE BED DETACHED FAMILY HOME\*\***  
Goodchilds is pleased to present this three bedroom detached 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 entrance hallway, open plan lounge and dining area, kitchen, utility, downstairs w.c., rear garden with side gate access, driveway, garage and upstairs is three bedrooms and a family bathroom.

Tenure: Freehold

EPC: TBC

Council Tax: D







### Frontage

Large detached property having lawn area, steps up to the front of the property and a block paved driveway leading to the integral garage.

### Lounge/Diner 8.85m x 3.63m

Large open plan lounge and dining room having bow window at one end of the room and patio doors at the other end allowing in plenty of natural light.

### Kitchen 3.98m x 2.77m

Large kitchen positioned between the lounge, utility and hallway having matching wall and base units and integrated oven and hob.

### Utility 3.98m x 2.00m

Utility room with sink and space for two appliances, separate w.c. and door into the rear garden.

### Bedroom One 4.08m x 3.60m

Double bedroom positioned at the front of the property.

### Bedroom Two 4.10m x 2.88m

Double bedroom positioned at the front of the property.

### Bedroom Three 3.32m x 3.39m

Single bedroom positioned at the rear of the property.

### Bathroom 3.29m x 3.40m (10'10" x 11'2")

Large bathroom having corner bath, separate shower cubicle, basin and w.c.

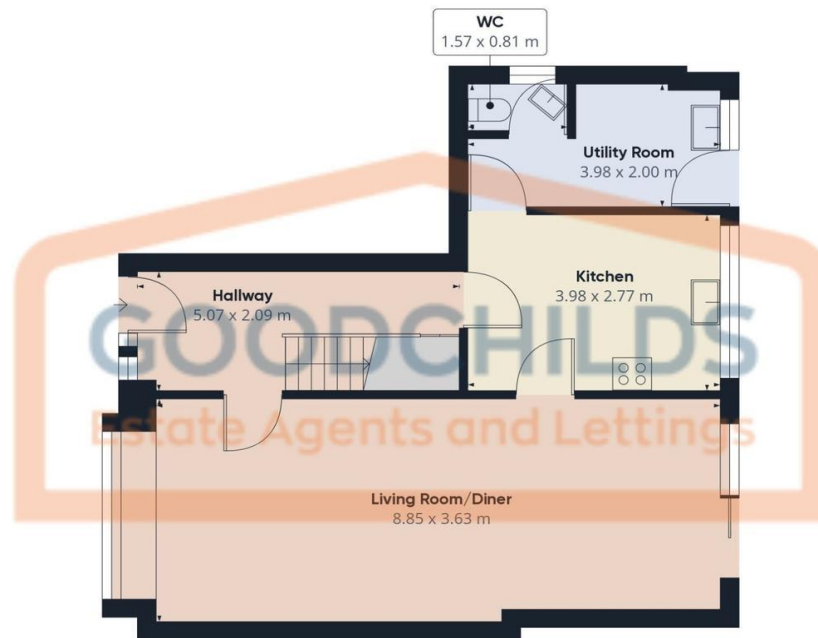
### Rear Garden

Low maintenance rear garden having gated side access to both sides of the property.

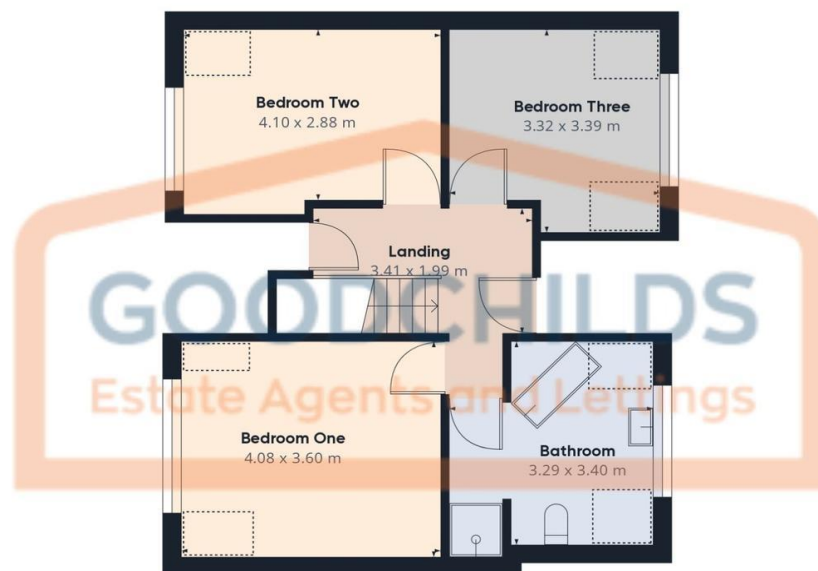








Ground floor



Floor 1

Approximate total area<sup>(1)</sup>

117.84 m<sup>2</sup>

Reduced headroom

5.18 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

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

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