



Hill Park, Walsall Wood

 3  1  2

Offers in excess of £330,000



Key Features

- Popular location
- Detached family home
- Three bedrooms
- Quiet cul-de-sac
- Large kitchen
- Mature landscaped rear garden
- EPC rating D
- 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.

In brief the property comprises of an inviting entrance hall, lounge, diner, kitchen, downstairs w.c. and private garden with side access. Upstairs comprises of three bedrooms and a family bathroom. The property also benefits from gas central heating, double glazed windows, garage and off road parking.

EPC: D

Council Tax: D

Tenure: Freehold

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

Having a mature landscaped front garden with driveway and path leading to the front door.

Lounge 4.02m x 4.22m (13'2" x 13'10")

Positioned at the front of the property having a large window allowing in plenty of natural light.

Dining Room 2.89m x 2.76m (9'6" x 9'1")

Positioned at the rear of the property with views of the beautiful mature rear garden.

Kitchen 3.42m x 2.95m (11'2" x 9'8")

Good size kitchen with matching wall and base units and integrated oven, hob and extractor. Located off the kitchen is the downstairs w.c..

Bedroom One 2.90m x 3.58m (9'6" x 11'8")

Bright double bedroom positioned at the front of the property benefitting from built in wardrobe space.

Bedroom Two 2.97m x 3.02m (9'8" x 9'11")

Double bedroom positioned at the rear of the property with views of the rear garden.

Bedroom Three 2.03m x 2.69m (6'8" x 8'10")

Single bedroom located at the front of the property.

Family Bathroom 1.94m x 1.68m (6'5" x 5'6")

Fully tiled family bathroom having mains shower over the bath, basin and w.c.

Rear Garden

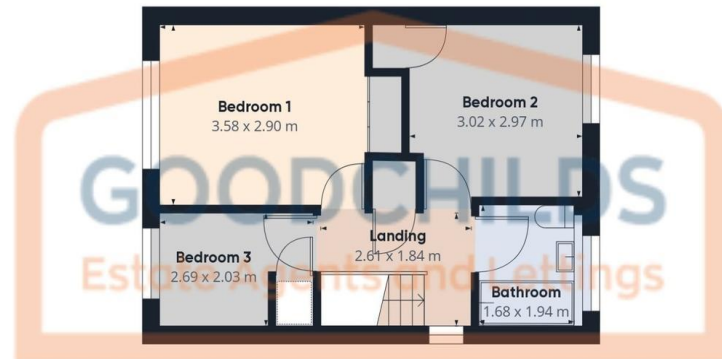
Enclosed landscaped rear garden having patio area and side gate access to the front of the property.





Ground floor

Approximate total area⁽¹⁾
81.09 m²



Floor 1

(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.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

