



Parkwood Close, Walsall Wood



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OIRO £219,995



Key Features

- Popular location
- Semi detached house
- Three bedrooms
- Family bathroom
- Lounge
- Kitchen
- EPC rating C
- Freehold





**** POPULAR LOCATION **** located in 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 just a short drive away.

This family home in a quiet cul-de-sac location briefly consists of; porch, hallway, large reception room, kitchen and conservatory. Upstairs is three bedrooms and a family bathroom. The property also benefits from gas central heating, double glazing and a driveway with carport.

Tenure - Freehold

Council Tax - C

EPC - C

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.

Frontage

Located in a quiet cul-de-sac, having lawn area, driveway with garage door leading to the car port and porch giving access to the property.

Lounge 3.16m x 7.56m (10'5" x 24'10")

Large bright reception room having window at the front of the property, feature fire place and patio door leading to the conservatory.

Kitchen 2.35m x 4.64m (7'8" x 15'2")

Having matching wall and base units with contrasting work tops and white splash back tiles. There is a door leading out to the rear of the property.

Conservatory 2.54m x 2.31m (8'4" x 7'7")

Having French doors into the rear garden, the perfect space for relaxing in.







Bedroom one 3.18m x 3.33m (10'5" x 10'11")

Double bedroom positioned at the front of the property benefiting from built in wardrobes.

Bedroom two 3.18m x 3.64m (10'5" x 11'11")

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

Bedroom three 1.89m x 2.41m (6'2" x 7'11")

Single bedroom positioned at the front of the property.

Family bathroom 2.37m x 1.68m (7'10" x 5'6")

Fully tiled bathroom having electric shower over bath, basin and w.c.

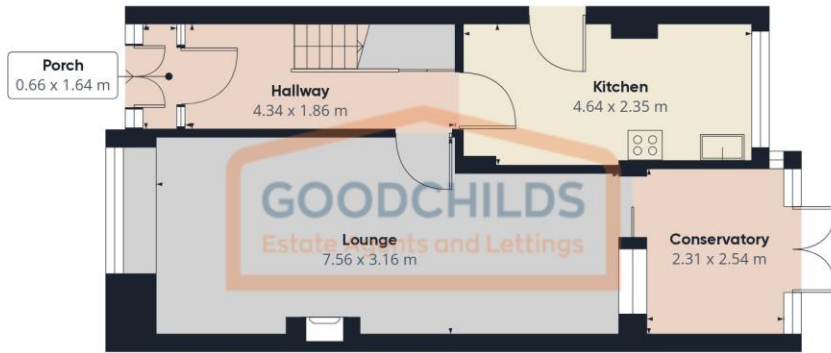
Rear garden

Enclosed rear garden having patio, lawn area and a large outdoor brick storage with UPVC French doors.

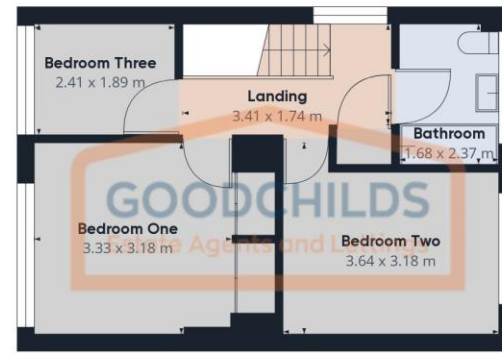








Ground floor Building 1



Floor 1 Building 1



Ground floor Building 2

Approximate total area⁽¹⁾
96.29 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

