



Poxon Road, Walsall Wood



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OIRO £200,000



Key Features

- Popular location
- Semi detached property
- Two double bedrooms
- Large lounge
- Family bathroom
- Fitted Kitchen with integrated appliances
- EPC rating D
- Freehold





**** TWO BED HOUSE - IDEAL FOR FIRST TIME BUYERS/INVESTORS - **** 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 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.

The well presented property briefly comprises of: lounge/diner, kitchen, two double bedrooms, family bathroom, rear garden and double driveway.



Early viewing is highly recommended.

Tenure: Freehold

Council tax band: A

EPC: D



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Frontage

Having block paved double driveway and gate giving access to the rear garden.

Living room 2.96m x 6.05m (9'8" x 19'10")

Large open plan lounge diner having window to the front of the property and French doors leading out into the rear garden.

Kitchen 2.25m x 2.6m (7'5" x 8'6")

Modern fully fitted kitchen with matching wall and base units and integrated appliances.

Bedroom one 4.41m x 2.79m (14'6" x 9'2")

Double bedroom at the front of the property with built in cupboard space.

Bedroom two 3.42m x 3.18m (11'2" x 10'5")

Double bedroom at the rear of the property.

Bathroom 1.81m x 1.69m (5'11" x 5'6")

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

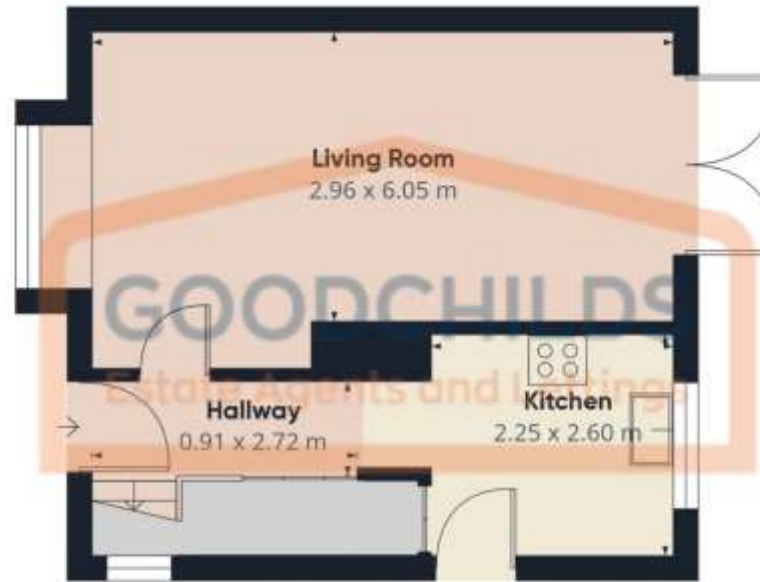
Rear garden

Enclosed rear garden having brick built storage and large decking area to the rear.









Ground floor



Floor 1

Approximate total area[®]
60.23 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.

GIRAFFE 360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

