



Poxon Road, Walsall Wood



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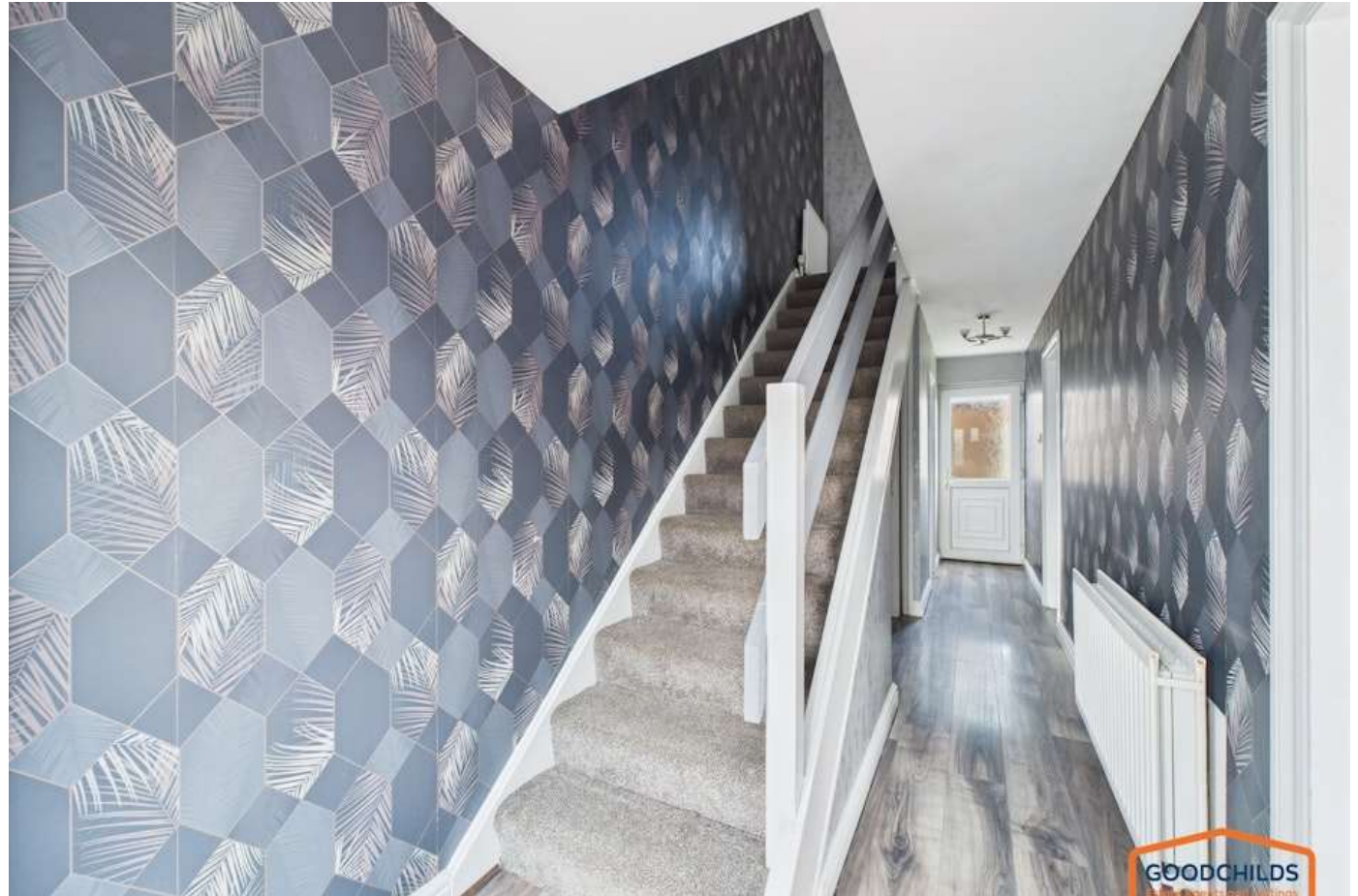
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Offers in excess of £215,000



Key Features

- Popular location
- End of terrace property
- Three bedrooms
- Large Kitchen
- Family bathroom and downstairs w.c.
- Enclosed rear garden
- EPC rating C
- Freehold





THREE BED END TERRACE - IDEAL FOR FIRST TIME BUYERS AND 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.

The property briefly comprises of: entrance hallway, lounge, kitchen, downstairs w.c., three bedrooms, family bathroom, rear garden and double driveway.

Early viewing is highly recommended.

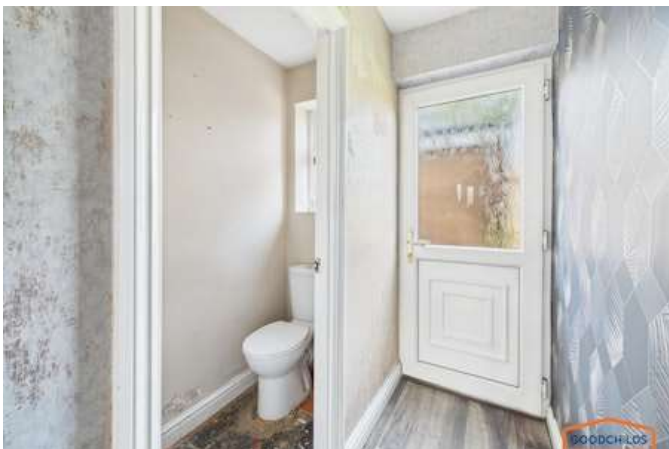
Tenure: Freehold

Council tax band: B

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.

Successful buyers will be required to complete anti-money laundering checks. Thirdfort will carry out the initial checks on our behalf. The non-refundable cost is £39 inc. VAT per buyer. You'll need to pay this and complete all checks before we can issue a memorandum of sale.





Frontage

Having large double tarmac driveway.

Entrance hallway

Giving access to the lounge, kitchen, downstairs w.c., first floor and rear garden and benefits from two storage cupboards.

Lounge

Positioned at the front of the property with window allowing in plenty of natural light.

Kitchen

Large kitchen with matching wall and base units, contrasting work tops and tiled splash backs. There is also space to accommodate a dining table and chairs.



Bedroom one

Double bedroom located at the front of the property.

Bedroom two

Double bedroom located at the rear of the property.

Bedroom three

Single bedroom at the front of the property with built in storage cupboard.

Family bathroom

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

Rear garden

Low maintenance enclosed rear garden having patio area, artificial grass and brick built storage.





Ground floor



Floor 1

Approximate total area⁽¹⁾

80,5 m²

Reduced headroom

0,3 m²

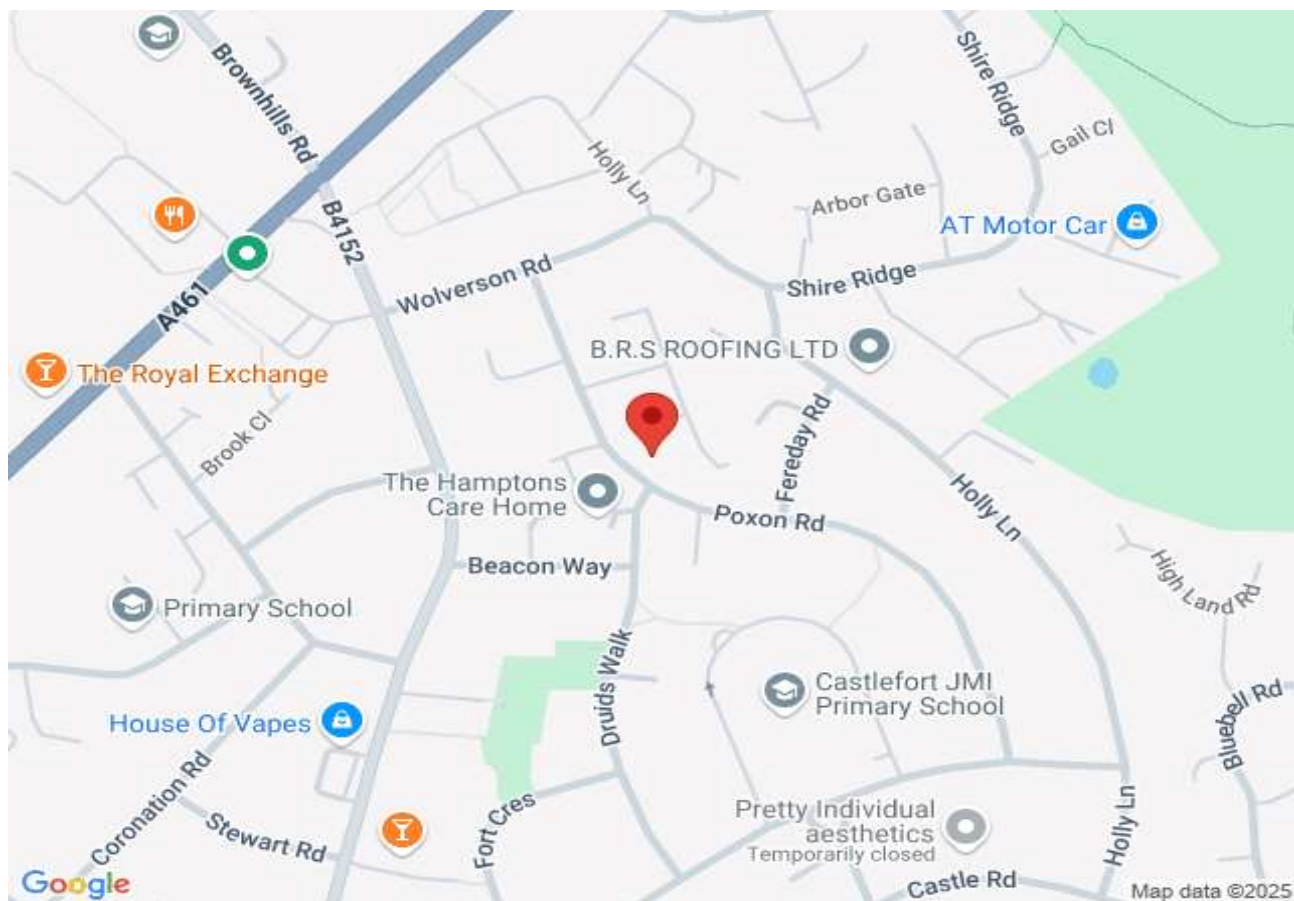
(1) Excluding balconies and terraces

Reduced headroom

Below 1,5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

