



**Keable Homes Ltd**  
Sales & Lettings

## **Wood End Road**

Walsall, West Mids, WS5 3BG

- BACKS ONTO CANAL
- THREE BEDROOMS
- EXTENDED TO THE REAR
- CONSERVATORY

**Offers In Region Of £275,000**

EPC Rating '38'







## Property Description

Keable Homes are pleased to bring to market this extended, three bedroom family home in a highly regarded area of Walsall. The property sits within a prestigious area off Sutton Road, it backs onto the Rushall Canal, making it the highly popular part of the cul-de-sac. The property has excellent public transport links, as well as good road links and being close to nearby motorways. Locally are great schools including the highly regarded Queen Mary's grammar school, and the property is within walking distance to local amenities, leisure activities and park lands.

This traditional property briefly comprises of a large, opened up lounge diner, extended breakfast kitchen, bright and light conservatory and tandem garage to the ground floor. To the first floor are three bedrooms and a family shower room. Externally, there is a front garden and driveway for multiple vehicles, and to the rear a mature garden of a good size.





#### **APPROACHED VIA -**

a tarmacadam driveway that leads past mature frontage to include shrubs and trees. The property is entered via UPVC double glazed French doors into:

#### **PORCH -**

providing access through the hardwood stable door into:

#### **ENTRANCE HALLWAY**

(2.16m x 3.63m) - with laminate flooring, a central heating radiator, ceiling light point and UPVC double glazed window. There is also a useful storage cupboard.



#### **LOUNGE**

(3.69m x 3.20m) - a bright room with a UPVC double glazed bay window to the front and having a brick built fire place with open fire. There is carpeted flooring, ceiling and wall light points, a central heating radiator and an archway leads through into:

#### **DINING ROOM**

(3.69m x 3.10m) - with carpeted flooring, a ceiling light point, central heating radiator and sliding patio doors allow entry into:

#### **CONSERVATORY**

(5.28m x 4.60m) - being a bright 'L' shaped room wrapping across the rear of the house. The conservatory is of partial brick construction with UPVC double glazed windows to three sides, and UPVC double glazed French doors open up onto the garden. There are two ceiling light and fan points and full electrics.



#### **BREAKFAST KITCHEN**

(2.56m x 4.54m) - with a range of wall and base units with laminated work surface over. There is an integrated gas hob, electric oven, fridge, microwave and dishwasher. The room is extended and allows for a breakfast bar area. There are spotlights to the ceiling and a UPVC double glazed window overlooks the rear. A hardwood stable door allows access into:

#### **TANDEM GARAGE -**

(9.10m x 2.21m) - with an up and over vehicular door to the front and a hardwood door to the rear. There is a UPVC double glazed window overlooking the garden. Within the garage are base units forming a utility area with sink and plumbing for the washing machine, and space for a tumble dryer.





## **TO THE FIRST FLOOR -**

### **LANDING -**

with carpeted flooring, a UPVC double glazed window to the side, a loft access hatch and ceiling light point. There are doors to all three bedrooms and the family shower room.

### **MASTER BEDROOM**

(3.64m x 3.22m) - with built in wardrobes across one wall with sliding doors, laminate flooring, a ceiling light point and central heating radiator. The UPVC double glazed window overlooks the rear garden and canal.

### **BEDROOM TWO**

(3.64m x 3.26m) - with built in wardrobes across one wall with mirrored sliding doors. There is carpeted flooring, a ceiling light point and central heating radiator. The UPVC double glazed window overlooks the front of the property.

### **BEDROOM THREE**

(2.16m x 1.96m) - with a built in storage cupboard, carpeted flooring, a ceiling light point and central heating radiator. The UPVC double glazed window overlooks the front.

### **SHOWER ROOM**

(2.16m x 2.06m) - with a modern white suite comprising of an oversized corner shower cubicle with mains fed shower, low level WC and vanity hand wash basin. There is a chrome towel radiator, ceiling spotlights and a UPVC double glazed window overlooking the rear. The flooring is tiled and there is tiling to the walls.

## **TO THE REAR -**

the garden is private with a patio area and mostly laid to lawn with mature trees and shrubs bordering. To the bottom of the garden is the peaceful Rushall Canal, making this the sought after part of the street.

Viewing is highly recommended to appreciate the location of the property, and the accommodation on offer.

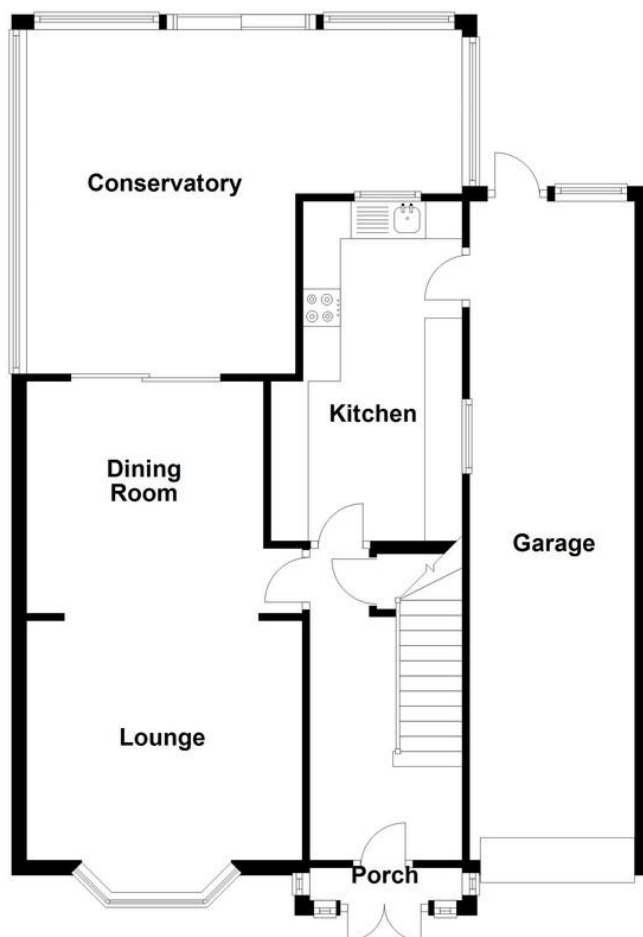
Please note, all measurements are to a maximum size, and are intended as a guide only. Viewers should satisfy themselves of their accuracy whilst viewing the property.

**All viewings strictly by appointment.**





## Ground Floor



## First Floor



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	38	70
England, Scotland & Wales		
EU Directive 2002/91/EC		

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	32	61
England, Scotland & Wales		
EU Directive 2002/91/EC		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements