

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- * SEMI DETACHED HOME
- * TWO BEDROOMS
- * SPACIOUS LOUNGE
- * MODERN FITTED KITCHEN
- * DOWNSTAIRS GUEST WC
- * MODERN FAMILY BATHROOM
- * HIGH SPEC THROUGHOUT
- * OFF ROAD PARKING TO FRONT
- * LOW MAINTENANCE REAR GARDEN
- * IDEAL FIRST TIME BUY
- * NO UPWARD CHAIN



33 Goscote Place, Walsall, WS3 1RT - Offers in the region of £205,000

Acres are delighted to offer for sale this two bedroom semi-detached property located in a sought after location. Benefiting from double glazing and gas central heating (both where specified). The interiors include, welcoming entrance hall, modern fitted kitchen with a range of modern units, downstairs W.C. and welcoming reception room. To the first floor are two double bedrooms and modern bathroom with white suite. Outside offers allocated parking space and to the rear is a low maintenance garden with patio and lawn to rear. Hurry before you're too late! NO UPWARD CHAIN!

Accessed from the fore via driveway offering off road parking, leading to;

HALLWAY: 2'6 x 3'6 : Stairs to first floor, radiator and doors into;

DOWNSTAIRS GUEST W.C: 2'5 x 4'8 : Close couple W.C, wash hand basin and radiator.

LIVING ROOM: 12'6 max, 5'8 min x 11'7 max, 9'3 min : A great size living area with radiator, double glazed double doors to rear.

FITTED KITCHEN: 9'4 max, 5'8 min x 11'7 max, 9'3 min : Fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated oven, gas hob with extractor hood over, tiling to splashback, space and plumbing for washing machine, space for fridge freezer and dishwasher, radiator.

LANDING: 6'0 x 4'9 : Doors into;

BEDROOM ONE: 12'7 x 8'4 : A great size double bedroom with double glazed window to rear and radiator.

BEDROOM TWO: 12'8 max, 9'4 min x 9'2 max, 7'9 min: A further good size double bedroom with double glazed window to front, cupboard space and radiator.

BATHROOM: 5'9 max, 5'2 min x 6'2 : Fitted suite with panelled bath, Shower over, wash hand basin set into vanity unit, close couple W.C., tiling to floor and walls, radiator and double glazed opaque window to rear.

REAR GARDEN: A good size garden with paved patio area and lawn with fencing to borders.

TENURE: We have been informed by the vendors that property is **Freehold**. (Please note that details of the tenure should be confirmed by any prospective purchaser's solicitor).

FIXTURES & FITTINGS: As per sales particulars.

COUNCIL TAX BAND: B.

VIEWING: Recommended via Acres on 0121 358 6222.

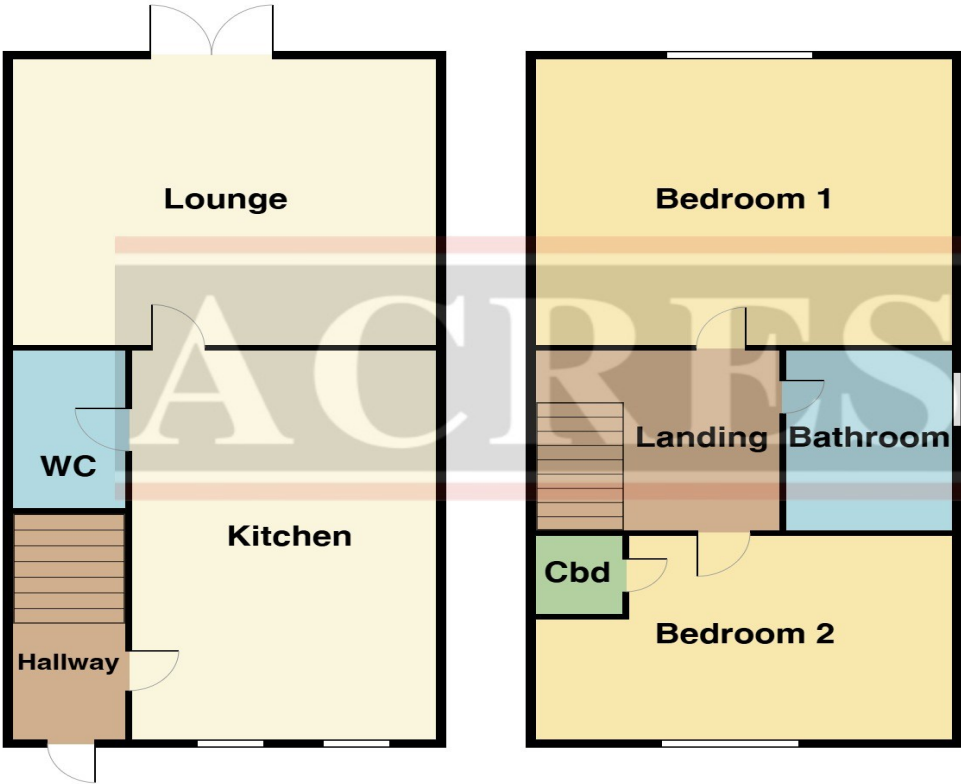


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

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Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

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