



Goscote Lodge Crescent
Walsall

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Lovett&Co. Estate Agents are pleased to offer for sale this superbly presented three bedroom semi-detached house situated on a modern residential estate just outside of Walsall town centre bordering Rushall.

The property is only 3 years old and has around 7 year remaining on the NHBC guarantee.

It briefly comprises: entrance hallway, guest WC, spacious lounge, open plan kitchen-diner, landing, family bathroom, three well proportioned bedrooms and an en-suite shower room.

Furthermore there is a private driveway with off road parking for at least two cars plus a south facing landscaped rear garden with flagstone patio area, lawn, bin store and shed to the rear.

Other benefits include: UPVC double glazing, insulated loft with access hatch and gas central heating through out.

The property is situated on the outskirts of Walsall bordering Rushall, which provides a wide range of amenities including restaurants, sports centre, shopping outlets and an impressive arboretum. Commuter benefits include A461, A34, M6 and M5 linking the Midlands motorway network with bus & train routes also available from Walsall town centre.

RECEPTION HALL:

Composite entrance door, Parquet flooring, ceiling light point, radiator, stairs to first floor and doors to the guest WC, kitchen-diner and lounge.

LOUNGE:

11' 7" x 14' 8" (3.52m x 4.46m)

Feature fireplace with space for an electric log burner effect fire, Parquet flooring, TV aerial sockets, bespoke shelving and cabinets, under stairs storage cupboard, ceiling light points, radiators, window to the front and French doors to the garden.

KITCHEN-DINER:

10' 5" x 14' 7" (3.17m x 4.45m)

Range of matching modern fitted wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated electric oven and 4 ring gas hob with extractor hood, further integrated dishwasher, fridge and freezer, washing machine, ample space for a dining table and chairs, Parquet flooring, light points, radiator, windows to the front and rear.

GUEST WC:

4' 9" x 3' 5" (1.46m x 1.03m)

Suite comprising: low level WC, wash hand basin, Parquet flooring, light point, radiator and window to the front.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, window to the rear, doors off to three bedrooms and the family bathroom.

BEDROOM ONE:

13' 6" max x 9' 2" (4.12m x 2.80m)

Built in cupboard and space for dressing table, carpeted flooring, radiator, ceiling light point, window to front and door to the en-suite.





EN-SUITE:

8' 4" x 4' 11" (2.55m x 1.50m)
 Suite comprising: shower cubicle, low level WC, wash hand basin, tiled flooring, light point, radiator, extractor fan and window to the front.

BEDROOM TWO:

11' 7" x 8' 2" (3.52m x 2.50m)
 Carpeted flooring, ceiling light point, radiator and window to the front.

BEDROOM THREE:

8' 4" x 6' 3" (2.55m x 1.91m)
 Carpeted flooring, ceiling light point, radiator and window to the rear.

FAMILY BATHROOM:

7' 5" x 5' 2" (2.26m x 1.57m)
 White suite comprising: bath with shower attachment, pedestal wash hand basin, low level W/C, tiled flooring, ceiling light, radiator, extractor and window to rear.

VIEWING:

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

DISCLAIMER:

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