



Goscote Lodge Crescent
Walsall

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Lovett&Co. Estate Agents are pleased to offer for sale this immaculately presented three bedroom 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.

The property 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.

Externally is a good sized low maintenance private rear garden with patio area and AstroTurf lawn. To the front is a two car driveway.

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:

Front composite entrance door, laminate flooring, ceiling light point, radiator, carpeted stairs to first floor accommodation and door to lounge.

LOUNGE:

4.40m x 3.00m

Laminate flooring, new feature media wall, TV & phone sockets, ceiling light point, radiator, window to front and door off to kitchen.

KITCHEN-DINER:

3.95m x 3.50m

Range of matching wall and base units incorporating deep pan drawers, additional drawers and larder cabinet, complementary roll top work surfaces with matching upturn splash backs, inset stainless steel sink and drainer with chrome style mono tap, built-in five ring gas hob with splash back and extractor hood above, space for further appliances, inset ceiling spotlighting, porcelain tiled flooring, dining area, door to guest w/c, window and French doors opening to the rear garden.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, access to loft, window to side, doors off to three bedrooms and family bathroom.

MASTER BEDROOM:

3.50m x 3.00m

Carpeted flooring, radiator, ceiling light point, door to en-suite and window to front.

EN-SUITE:

Suite comprising: shower cubicle, w/c, ceiling light point, pedestal wash hand basin, radiator and an obscure window to front.





BEDROOM TWO:

3.00m x 2.48m

Laminate flooring, ceiling light point, radiator and window to rear.

BEDROOM THREE:

1.82m x 1.77m

Laminate flooring, ceiling light point, radiator and window to rear.

FAMILY BATHROOM:

White suite comprising: bath, low level wc, wash hand basin, radiator and ceiling light point.



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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