



The Courtyard
Walsall Wood

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Lovett&Co. Estate Agents are pleased to offer for sale this well presented two bedroom semi-detached house situated within a private cul-de-sac with garden backing onto fields at the rear.

Being offered with NO ONWARD CHAIN.

The property briefly comprises: entrance hallway opening to the modern fitted kitchen, guest WC, lounge-diner, landing, family bathroom, three bedrooms and an en-suite shower room.

There is parking directly at the front for two vehicles plus a private rear garden with patio and lawn garden.

Situated in Walsall Wood, the property is well placed to take advantage of local amenities and shops as well as a wide range of amenities in Cannock, Lichfield & Walsall town centres all being close by, with further facilities also available in Walsall Wood itself. Commuter benefits include A5, A38 and the M6 toll Road linking the Midlands Motorway network and there are both Cross and Inter City railway lines also available from Cannock & Walsall.

ENTRANCE HALL:

LOUNGE-DINER:

13' 7" x 13' 7" (4.15m x 4.15m)

KITCHEN:

6' 5" x 10' 6" (1.95m x 3.20m)

Integrated oven and hob, space for washing machine and fridge-freezer.

GUEST WC:

FIRST FLOOR LANDING:

BEDROOM ONE:

10' 2" max x 11' 0" max (3.10m x 3.35m)



EN-SUITE:

BEDROOM TWO:

6' 8" x 8' 4" (2.03m x 2.55m)

BEDROOM THREE:

6' 7" max x 8' 4" max (2.01m x 2.55m)

FAMILY BATHROOM:

VIEWING:

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

DISCLAIMER:

These particulars are set up as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. The sellers has given permission for all descriptions, dimensions, references to conditions, tenure, service charges and necessary permissions for use, occupation and other details to be used and we have taken them in good faith whether included or not & whilst we believe them to be correct, any intending purchasers or tenants should not rely on them as representations or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and have this certified during the conveyancing by their solicitor. No person in the employment of Lovett&Co has any authority to make or give any representation or warranty whatsoever in relation to this property.

