



Barns Close  
Walsall Wood



# Barns Close Walsall Wood

Lovett&Co. Estate Agents are pleased to offer for sale this spacious and superbly maintained three bedroom semi-detached family home situated within a quiet cul-de-sac location.

Offered with NO ONWARD CHAIN.

The property briefly comprises: porch, entrance hallway, large open plan lounge-diner, extended and modern fitted kitchen diner to the rear, large garage with rear WC and utility space, landing and doors to the shower room and three well proportioned bedrooms.

Externally there is a three car block paved driveway and well maintained private rear garden with patio and lawn areas, perfect for entertaining guests and for families to enjoy.

Other benefits include: UPVC double glazed windows, Ideal standard combi' boiler providing hot water and central heating throughout, plus additional loft insulation. The kitchen was fitted around 2 years ago.

Situated in Walsall Wood bordering Brownhills, 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.



## RECEPTION HALL:

Accessed via the entrance porch it features: Entrance door, carpeted flooring, ceiling light point, radiator, stairs to first floor and doors to the lounge and kitchen.

## SPACIOUS LOUNGE-DINER:

12' 9" x 22' 6" (3.88m x 6.85m)

Feature fireplace with fitted gas fire, carpeted flooring, light points, radiators, window to the front, opening to the kitchen-diner at the rear, space for dining table and chairs.

## EXTENDED KITCHEN-DINER:

16' 2" max x 14' 9" max (4.92m x 4.49m)

L shaped kitchen with a range of modern matching wall and base units incorporating cabinets and work surfaces, inset bowl sink and drainer with mono tap, integrated electric oven and grill plus 4 ring induction hob with extractor hood, further integrated dishwasher and fridge-freezer, wall tiling, vinyl flooring, ceiling spot lights, pull out larder, spot lights, laminate flooring, window and patio door to the garden and door to the garage.

## GARAGE:

9' 2" x 26' 1" (2.80m x 7.96m)

Metal up and over front door, light and electric points, space for white goods, door to the rear and further door to the WC.

## WC/UTILITY:

Suite comprising: low level WC, wash hand basin, space and plumbing for a washing





machine, light point, carpeted flooring and window to the rear.

### **FIRST FLOOR LANDING:**

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

### **MASTER BEDROOM:**

12' 10" x 12' 0" (3.91m x 3.65m)  
Carpeted flooring, radiator, ceiling light point and window to front.

### **BEDROOM TWO:**

9' 0" x 10' 2" (2.75m x 3.09m)  
Built in wardrobe, carpeted flooring, ceiling light point, radiator and window to the rear.

### **BEDROOM THREE:**

7' 3" x 7' 9" (2.20m x 2.36m)  
Carpeted flooring,, ceiling light point, radiator and window to the front.



### **SHOWER ROOM:**

White suite comprising: walk in shower cubicle, low level WC, cabinet wash hand basin, vinyl flooring, tiled walls, light point, window to the rear and airing cupboard cupboard the boiler.

### **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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