



Oldacre Gardens
Walsall Wood

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Lovett&Co. Estate Agents are pleased to offer for sale this immaculately presented, three bedroom house, set on a private and exclusive development.

The property comprises: a welcoming hallway with a staircase leading to the first floor and a convenient guest wc. There is a superb modern fitted open plan kitchen and breakfast area, separate utility, spacious lounge and versatile dining/sitting room. Upstairs are three well proportioned bedrooms and en-suite to the master. There is also a landing and modern fitted family bathroom. The property also benefits from upvc double glazing and central heating.

Outside, you'll find a good sized, enclosed private rear garden which features a paved patio area with steps upto a lawn and rear paved terrace area. To the front is a driveway with parking for two cars.

The property benefits from UPVC double glazing and central heating through out.

The property is well placed to take advantage of a wide range of amenities in Walsall, Aldridge and Sutton Coldfield town centres. The location also benefits from local shops, food outlets, leisure facilities, library and is with in walking distance of Walsall Wood nature reserve. Commuter routes include access to the A461, A5 and M6 toll roads linking the midlands motorway network with both local & national bus & train routes available from Walsall town centre.

RECEPTION HALL:

Front entrance door, laminate flooring, ceiling light point, carpeted stairs to first floor accommodation and doors to kitchen, guest w/c and lounge.

DINING/SITTING ROOM:

3.93m x 2.40m (12'10" x 7'10") - Carpeted flooring, ceiling light point, space for dining table and chairs, double doors to front and opening to utility.

UTILITY:

2.41m x 1.20m (7'10" x 3'11") - Wall and base units, ceiling light point, space and plumbing for appliances, work surface, wall mounted boiler and door to rear garden

OPEN PLAN BREAKFAST KITCHEN:

4.97m max 2.14m min x 1.73m max 1.64m min (16'3" m

Range of modern matching wall and base units incorporating display cabinets and work surfaces, inset bowl sink and drainer with mono tap, integrated oven and 4 ring hob with extractor fan, integrated dishwasher, fridge and freezer, wall tiling, tiled flooring, breakfast bars, under-stairs storage, recessed spot lights, radiator, window to front, doors to lounge and dining/sitting room.

LOUNGE:

3.76m x 3.28m (12'4" x 10'9") - Carpeted flooring, TV & phone sockets, ceiling light points, modern feature fireplace, useful under stairs storage cupboard radiator and French doors to the rear garden.

DINING/SITTING ROOM:

3.93m x 2.40m (12'10" x 7'10") - Carpeted flooring, ceiling light point, space for dining table and chairs, double doors to front and opening to utility.

UTILITY:

2.41m x 1.20m (7'10" x 3'11") - Wall and base units, ceiling light point, space and plumbing for appliances, work surface, wall mounted boiler and door to rear garden

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to three bedrooms, family bathroom and useful storage cupboard.





MASTER BEDROOM:

3.76m x 3.29m (12'4" x 10'9") -
Carpeted flooring, Fitted wardrobe, radiator, ceiling light point, door to en-suite and two windows to rear.

EN-SUITE:

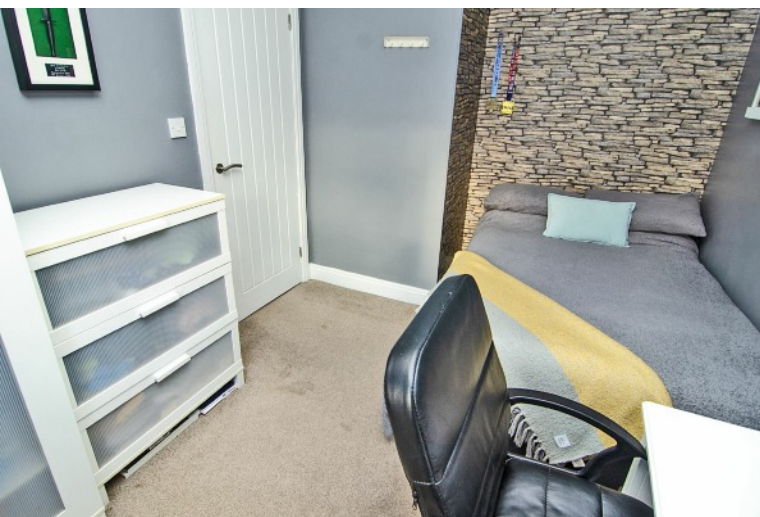
White suite comprising: shower cubicle, pedestal wash hand basin, W/C, tiled flooring, ceiling light, heated towel rail and obscure window to rear.

BEDROOM TWO:

3.76m x 2.77m (12'4" x 9'1") -
Carpeted flooring, ceiling light point, radiator and two windows to front.

BEDROOM THREE:

3.67m x 2.59m (12'0" x 8'5") -
Carpeted flooring, window to front, ceiling light point and radiator.



FAMILY BATHROOM:

White suite comprising: bath with mixer shower and screen, pedestal wash hand basin, W/C, wall tiling, ceiling light point and heated towel rail.

VIEWING:

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

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