



Linden View
Shire Oak

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Lovett&Co. Estate Agents are pleased to offer for sale this superbly presented three bedroom semi-detached family home, wonderfully positioned within a friendly quiet cul-de-sac in popular residential area of Shire Oak, bordering Walsall Wood and Brownhills.

The property briefly comprises: entrance hallway, spacious open plan lounge-diner, modern fitted kitchen, landing, three well proportioned bedrooms and a family bathroom.

Externally, there is a two car driveway to the front of the property, plus a well maintained private rear garden, with patio and lawn areas, ideal for entertaining and for families to play, plus direct access into the garage at the rear, ripe for a conversion or great for storage.

Other benefits include: UPVC double glazing and gas central heating throughout,

The property is located in Shire Oak, bordering Brownhills and Walsall Wood, well placed to take advantage of a wide range of amenities in Walsall, Lichfield, Aldridge and Cannock. The location also benefits from local shops, food outlets, leisure facilities, library and is within walking distance of Shire Oak 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:

UPVC entrance door, Karndean flooring, ceiling light point, useful storage cupboard, stairs to first floor and doors to the lounge-diner.

LOUNGE-DINER:

10' 6" x 26' 2" (3.20m x 7.98m)

Hard wearing Karndean flooring, TV aerial & phone sockets, ceiling light points, radiators, window to the front, patio doors to the garden and door to the kitchen.

KITCHEN:

6' 5" x 16' 5" (1.95m x 5.00m)

Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated electric fan oven and 4 ring induction hob with extractor hob, integrated dishwasher and fridge-freezer, space for a washing machine and dryer, wall tiling, tiled flooring, ceiling light point, radiator and window to the rear.

FIRST FLOOR LANDING:

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

MASTER BEDROOM:

9' 8" x 13' 10" (2.95m x 4.21m)

Built in wardrobe, laminate flooring, radiator, ceiling light point and window to the front.

BEDROOM TWO:

9' 8" x 9' 8" (2.95m x 2.95m)

Built in wardrobe, carpeted flooring, ceiling light point, radiator and window to rear.

BEDROOM THREE:

7' 9" x 9' 5" (2.36m x 2.86m)

Carpeted flooring, ceiling light point, radiator and window to the front.





FAMILY BATHROOM:

White suite comprising: bath with shower over, wash hand basin, low level W/C, wall tiling, tiled flooring, heated towel rail, ceiling light and window to rear.

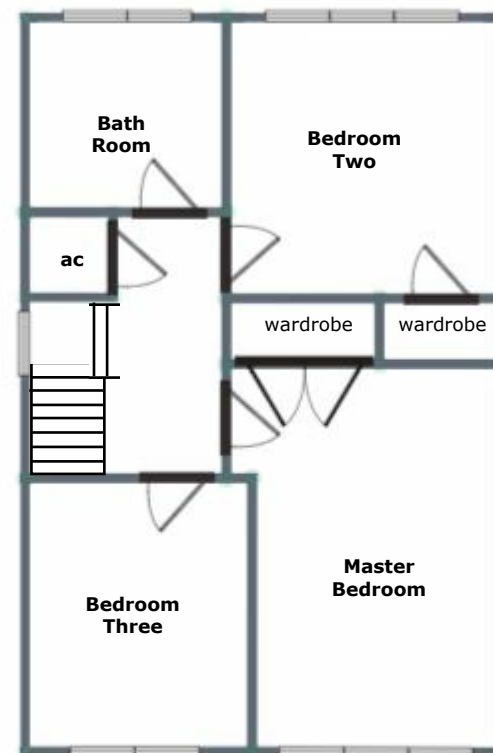
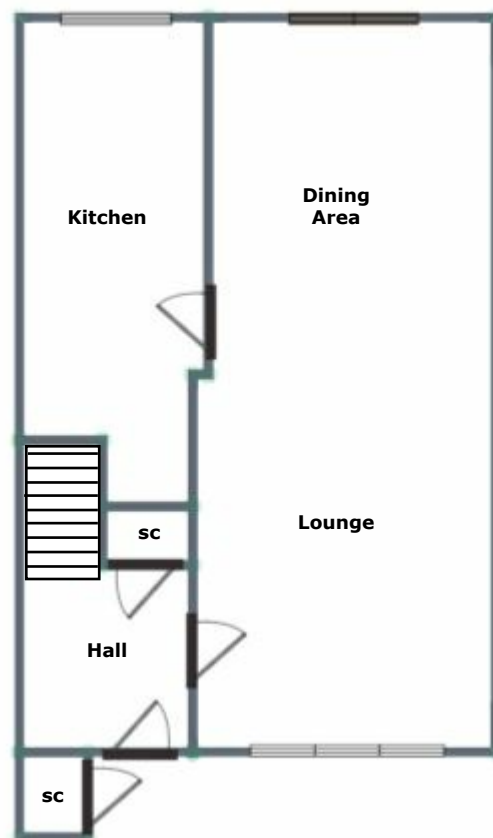
VIEWING:

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



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