

**Lovett** & Co.  
estate agents

Lindon View  
Walsall Wood/Shire Oak



Lovett&Co. Estate Agents are pleased to offer for sale this 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 and kitchen, landing, three well proportioned bedrooms and a family bathroom.

Externally, there are both front and rear gardens, perfect for families to enjoy.

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 with in 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:

LOUNGE-DINER:  
18' 11" x 13' 3" (5.76m x 4.04m)





**KITCHEN:**  
16' 7" x 9' 5" (5.06m x 2.86m)

**FIRST FLOOR LANDING:**

**MASTER BEDROOM:**  
13' 11" x 8' 9" (4.25m x 2.66m)

**BEDROOM TWO:**  
9' 9" x 9' 9" (2.97m x 2.96m)

**BEDROOM THREE:**  
9' 6" x 7' 7" (2.90m x 2.32m)

**FAMILY BATHROOM:**  
7' 4" x 6' 6" (2.24m x 1.987m)

**VIEWING:**

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

Identification Checks (R) - Should a purchaser(s) have an offer accepted on a property marketed by Lovett&Co Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £35.00 inc. VAT per buyer, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.





**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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 78 C      |
| 55-68 | D             | 65 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



For illustrative purposes only