



Northgate, Walsall Wood



Offers in excess of £299,995



## Key Features

- Popular location
- Beautifully presented throughout
- Extended Kitchen
- Family bathroom and downstairs shower room
- Four bedrooms
- Detached garage
- EPC rating C
- Freehold

\*\*\*\*FOUR BEDROOM FAMILY HOME - BEAUTIFULLY PRESENTED\*\*\*\* located in Walsall Wood on the border of the ever popular Aldridge area, sought after for it's village with boutiques, banks, good schools, eateries, parks, shops and transport links. Amongst the local sports and recreational facilities are the Oak Park Leisure centre and the fabulous Fairlawns hotel, spa and health centre which just a short drive away.

Aldridge is a hit with families looking for outstanding and good schools in the area. Local secondary schools include Aldridge school, St Francis of Assisi, the outstanding Queen Mary's Grammar school for boys and High school for girls.

This beautifully presented and thoughtfully extended home offers spacious modern living and boasts four bedrooms complemented by a stylish family bathroom to the first floor and a shower room on the ground floor. There is a welcoming living room which flows into an impressive open-plan kitchen and dining area. Externally, the property has a large driveway to the front offering off road parking for several vehicles and the rear garden is low maintenance benefitting from a detached garage with roller shutter door.

Tenure: Freehold

Council tax band: C

EPC: C

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Successful buyers will be required to complete anti-money laundering checks. Thirdfort will carry out the initial checks on our behalf. The non-refundable cost is £49 inc. VAT per buyer. You'll need to pay this and complete all checks before we can issue a memorandum of sale.



### Frontage

Having large block paved driveway offering off road parking for several vehicles.

### Entry

Large entrance hallway having a shower room conveniently located to the left.

### Lounge

Positioned at the front of the property having bow window allowing in plenty of natural light and double internal doors leading to the dining area.



### Kitchen/diner

Bright extended Kitchen area having high sloped ceilings and matching wall and base units with French doors leading to the rear garden.

### Downstairs Bedroom

Double bedroom with two windows and additional roof window allowing in lots of natural light.

### Bedroom

Double bedroom positioned at the rear of the property benefitting from built in wardrobes.

### Bedroom

Double bedroom positioned at the front of the property.



### Bedroom

Single bedroom positioned at the front of the property having built in storage cupboard.

### Family bathroom

Fully tiled bathroom having electric shower over bath, basin and w.c.

### Rear garden

Low maintenance rear garden with detached garage and gated side access to both the rear and side of the property.





Ground floor Building 1



Floor 1 Building 1



Ground floor Building 2



Approximate total area<sup>(1)</sup>  
120.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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