

3 Oystercatcher Grove,
Walsall, WS3 1DY

Offers in Excess of £235,000

Walsall

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Ground Floor

The property opens into a welcoming hallway with access to a guest WC and stairs rising to the first floor.

At the rear, an open-plan lounge and kitchen forms a comfortable everyday living space, enjoying natural light from both front and rear aspects. The layout includes practical touches such as an understairs cupboard, fitted units, integrated cooking appliances and dedicated spaces for laundry and dishwasher appliances, with French doors leading out to the garden.

First Floor

A central landing connects the rooms on this level and provides useful storage, along with stairs continuing to the second floor.

Two well-proportioned bedrooms sit to the front and rear, complemented by a bathroom featuring a bath with shower over, WC and basin, all naturally lit through an obscure window.

Second Floor

The upper landing offers further storage and loft access before opening to two additional bedrooms.

The main bedroom enjoys a rear outlook and the convenience of its own en-suite shower room, while the second bedroom benefits from twin front-facing windows and an over-stairs cupboard housing the boiler.

Exterior

To the front, a driveway provides off-road parking with a side gate leading through to the rear.

The garden features a slabbed patio and low-maintenance layout, enclosed by boundary fencing and leaving space for a shed or additional storage.





Property Specification

Entrance Hallway

Downstairs WC

Open Plan Lounge/Kitchen - 25' 3" x 14' 6"
(7.69m x 4.42m)

First Floor Landing

Bedroom Three - 8' 7" x 14' 7"
(2.61m x 4.44m)

Bedroom Four - 8' 0" x 9' 4"
(2.44m x 2.84m)

Family Bathroom - 6' 6" x 8' 0"
(1.98m x 2.44m)

Second Floor Landing

Bedroom One - 14' 7" x 9' 1"
(4.44m x 2.77m)

En-suite - 5' 4" x 5' 3"
(1.62m x 1.60m)

Bedroom Two - 10' 2" x 11' 4"
(3.10m x 3.45m)

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market:

Viewer's Note:

Services connected: Gas, Water, Electric & Drainage

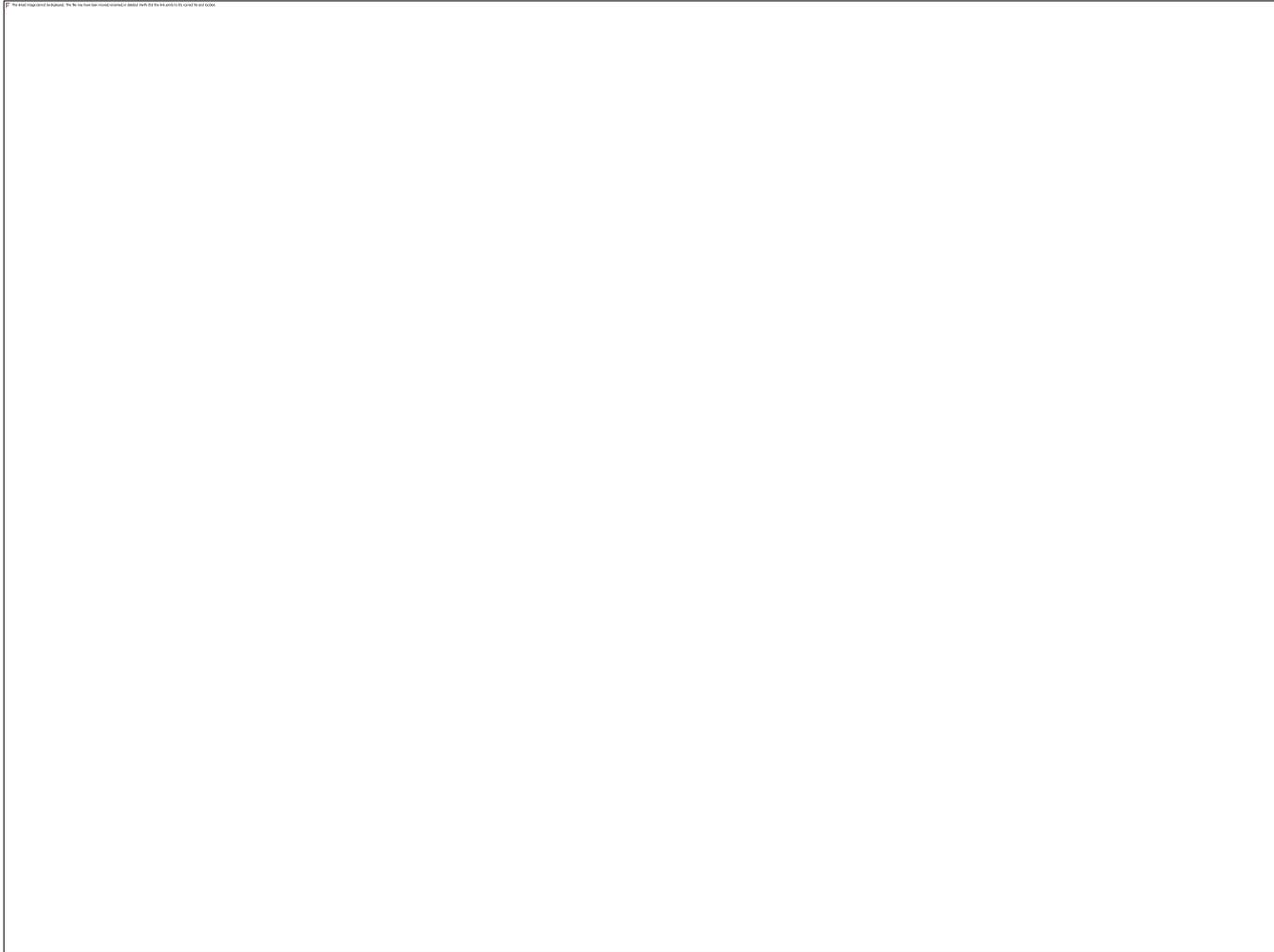
Council tax band: C

Tenure: Freehold

Service Charge: £40 p/m

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+) A			94
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Map Location

