



Bridgwater Close, Walsall Wood



Offers in excess of £145,000



## Key Features

- Popular location
- Three bedrooms
- Kitchen with dining area
- Family bathroom
- Downstairs w.c.
- Enclosed rear garden
- EPC rating C
- Freehold





\*\*\*\*THREE BEDROOM FAMILY HOME\*\*\*\* located in Walsall Wood close to 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.

The property briefly consists of: entrance hallway with w.c., lounge, kitchen/diner, three bedrooms and family bathroom and low maintenance rear garden. The property benefits from gas central heating and double glazing throughout and shared parking to the front of the property.

Tenure - Freehold

Council tax - B

EPC - C

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

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

End terrace property with outside brick store and shared parking directly outside.

### Entrance Hall

Giving access to the guest WC, lounge, kitchen and first floor. Benefitting from under stairs storage.

### Kitchen

Bright kitchen diner overlooking the front of the property. Fitted Kitchen with matching wall and base units.

### Lounge

Having feature fireplace and patio door to the garden.

### Bedroom one

Double bedroom overlooking the front of the property.

### Bedroom two

Double Bedroom overlooking the rear garden.

### Bedroom three

Single bedroom overlooking the rear garden.

### Family bathroom

White bathroom suite shower with mains shower over the bath.

### Rear garden

Enclosed rear garden having patio area and brick built storage.





Ground floor

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



Floor 1

(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.

GIRAFFE 360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

