



## 63 Chester Road, Walsall, WS8 6DP Offers in excess of £220,000

Good Move are delighted to offer this spacious three/four bedroom semi-detached home.

Upon entering, you are welcomed by a long entrance hall leading into a bright and spacious bay-fronted lounge. To the rear, a well-sized dining room connects to the extended kitchen. The ground floor further benefits from an additional bedroom that can be used as a third reception room and a separate WC.

Upstairs, the property comprises three well-proportioned bedrooms, including two generous double bedrooms and a further single room and a centrally located family bathroom.

Externally, the property benefits from a driveway providing off-street parking and a large private rear garden, perfect for outdoor enjoyment.

Shire Oak sits along the A452 Chester Road and A461 Lichfield Road, with excellent road links to Birmingham, Walsall and Lichfield. Nearby train stations include Shenstone and Bloxwich and Lichfield Trent Valley. The property is within walking distance of Shire Oak Academy, Walsall Wood and Millfield Primary Schools. There are great local amenities and the surrounding countryside also makes the area ideal for walking and cycling.

The property has been attractively priced and we invite all buyers in a position to proceed to view. Please call for more information.



**Disclaimer**

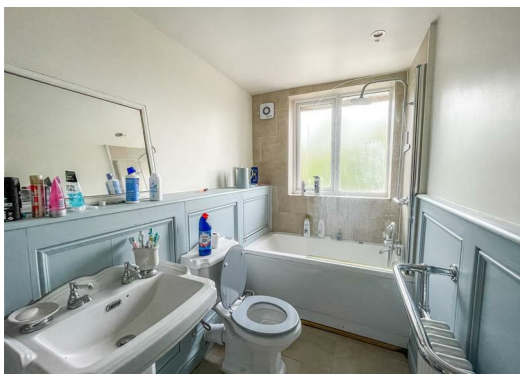
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

**Agent Note**

Please note, bedroom four on the ground floor whilst listed as a bedroom Good Move has not seen the building regulation certification and therefore should be taken into account.

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales <small>EU Directive 2002/91/EC</small>		



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