



Juniper Road , Goscote
Walsall, WS3 1FF

Offers Over £210,000

Goscote

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Offered for sale with no onward chain, this well-presented two-bedroom home on Juniper Road, Goscote, was built in 2021 and offers modern accommodation complemented by driveway parking and an enclosed rear garden. With a kitchen/dining room, a bright lounge opening onto the garden and a useful downstairs WC, the property would make an appealing first purchase or home for buyers looking to downsize.

The entrance hall provides a welcoming introduction, with stairs rising to the first floor and access to the ground-floor accommodation. Positioned at the front of the property, the kitchen/dining room is fitted with contemporary grey wall and base units, contrasting work surfaces and a stainless-steel sink beneath the front-facing window. An integrated oven and gas hob with a splashback provide the cooking facilities, while the layout accommodates further appliances and a dining table, creating a practical space for everyday meals. To the rear, the lounge offers a comfortable setting for relaxing and entertaining, with space for a sofa and additional furniture. Neutral décor gives the room a light, versatile finish, while French doors draw in natural light and open directly onto the patio, connecting the living space with the garden. A separate downstairs WC is fitted with a white toilet and wash hand basin, adding convenience for residents and visitors.

Upstairs, the landing leads to two bedrooms and the bathroom. The principal bedroom overlooks the rear garden and provides space for a double bed and bedroom furniture. The second bedroom occupies the front of the property and incorporates a useful storage cupboard. Currently arranged as a home office and music room, it offers flexibility for use as a bedroom, guest room or dedicated workspace. The bathroom is fitted with a white suite comprising a bath with shower over and a glass screen, a wash hand basin and a WC. Tiled surrounds provide a contemporary finish, while a side-facing window supplies natural light.

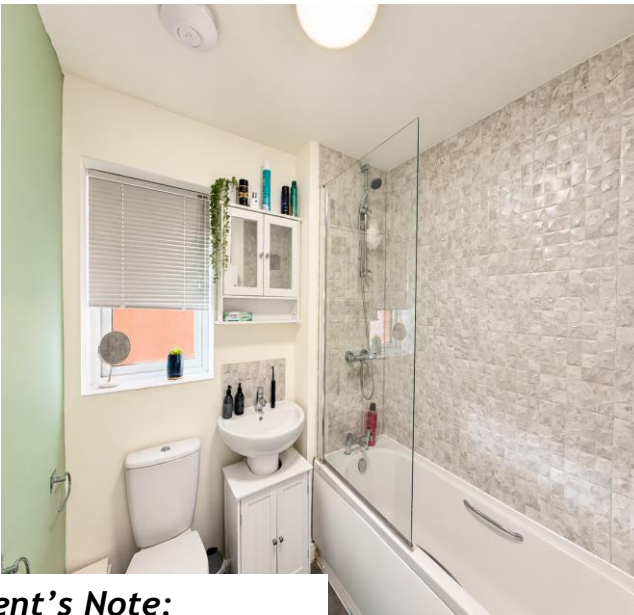
Outside, the property benefits from driveway parking to the front. The enclosed rear garden is mainly laid to lawn, with a paved patio immediately adjoining the lounge, providing space for outdoor seating and dining. Fenced boundaries, a rear storage shed and a side access gate complete the outdoor space.

The Goscote location offers access to everyday shopping and services in the surrounding area, with a wider choice of supermarkets, shops and amenities available in Bloxwich and Walsall. Local schooling includes Edgar Stammers Primary Academy on Harden Road. For outdoor recreation, Swannies Field provides a children's play area, sports facilities and a circular walk, while Goscote Valley and Mill Lane Local Nature Reserve offer further opportunities to enjoy local green space.

Transport connections include bus links serving the surrounding neighbourhoods and routes towards Walsall and Bloxwich. Bloxwich railway station offers services towards Birmingham and Rugeley Trent Valley, while the wider road network provides access to the M6 at Junction 10 for travel across the West Midlands and beyond. Combining modern accommodation, a manageable garden and the advantage of no onward chain, this attractive home deserves internal viewing to appreciate its layout and presentation.

Image Disclaimer: Some images have been digitally enhanced for presentation purposes, including lighting, colour correction, sky replacement and the removal of minor temporary items. These enhancements do not alter the property's layout, dimensions or permanent fixtures and fittings.





Property Specification

BUILT IN 2021
OFFERED WITH NO ONWARD CHAIN
TWO SPACIOUS BEDROOMS
MODERN KITCHEN/DINING ROOM
LOUNGE WITH FRENCH DOORS TO ENCLOSED REAR GARDEN

Kitchen/Breakfast Room 11' 8" x 9' 7" plus recess (3.55m x 2.92m)

Guest W.C

Lounge 12' 1" x 13' 0" into recess (3.68m x 3.96m)

Bedroom 1 8' 7" x 13' 0" into recess (2.61m x 3.96m)

Bedroom 2 8' 4" x 13' 0" into recess (2.54m x 3.96m)

Family Bathroom

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:

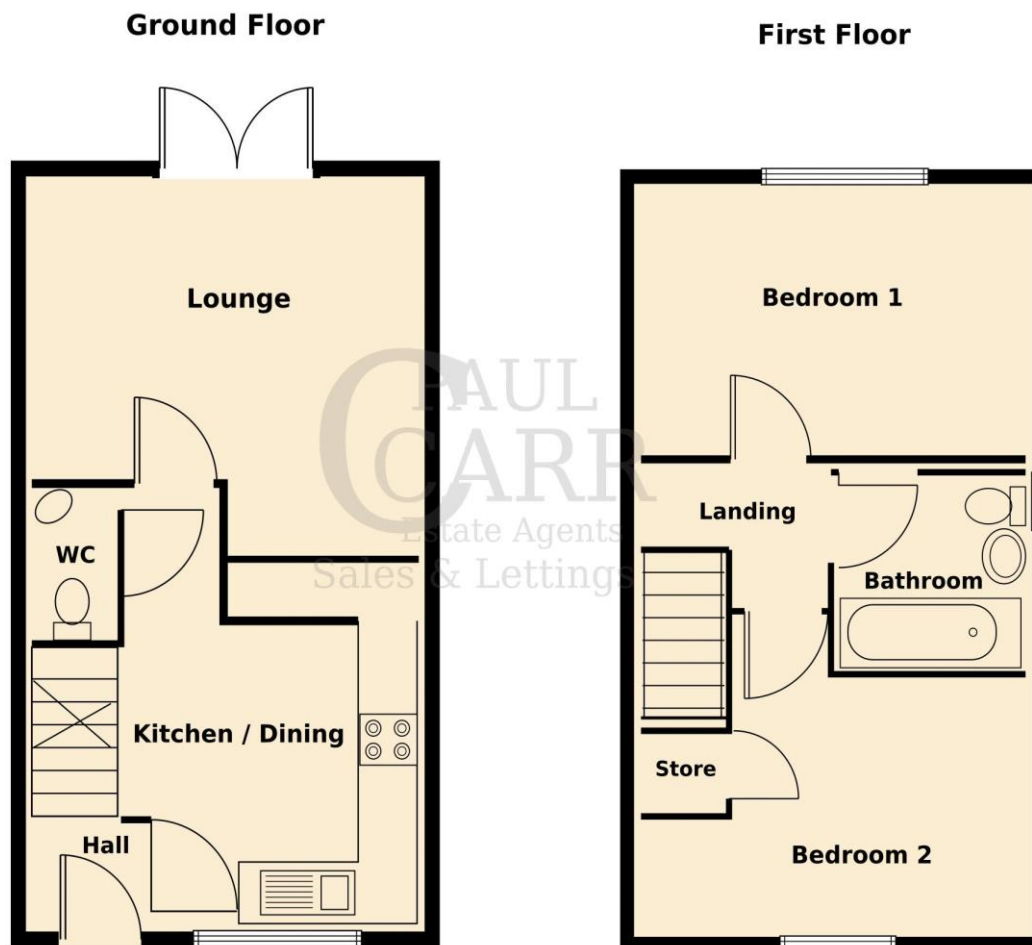
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £47.50 + VAT (£57 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Viewer's Note:

Services connected: Gas, Electric, Water, Drainage
Council tax band: B
Tenure: Freehold
Other charges: approx. £90 per annum

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Map Location

