



LBENE COTTAGES  
1901

GOODCHILDS  
FOR SALE

Brownhills Road, Walsall Wood

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Offers in excess of £185,000



## Key Features

- Popular location
- Traditional semi detached property
- Two double bedrooms
- Two reception rooms
- Fitted Kitchen
- Enclosed rear garden
- EPC rating D
- Freehold



\*\*\*\* POPULAR LOCATION \*\*\*\* 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.

This family home briefly consists of; two reception rooms, kitchen and downstairs bathroom. Upstairs is two double bedrooms. The property also benefits from gas central heating, double glazing and enclosed rear garden.

Tenure - Freehold

Council Tax - A

EPC - D

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

Traditional semi detached property having gated side access to the rear garden and on street parking directly outside of the property.

### Reception one

Having large window allowing in lots of natural light and feature exposed brick wall.

### Reception two

With window offering views of the rear garden and stairs up to the first floor.

### Kitchen

Fitted Kitchen with matching wall and base unit with tiled splash backs and integrated oven, hob and extractor.

### Bathroom

Partially tiled bathroom with mains shower over bath, basin and w.c.

### Bedroom one

Double bedroom located at the front of the property having built in wardrobes.

### Bedroom two

Double bedroom located at the rear of the property benefitting from built in storage cupboard.

### Rear garden

Enclosed rear garden with side gate access.





Ground floor



Floor 1

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

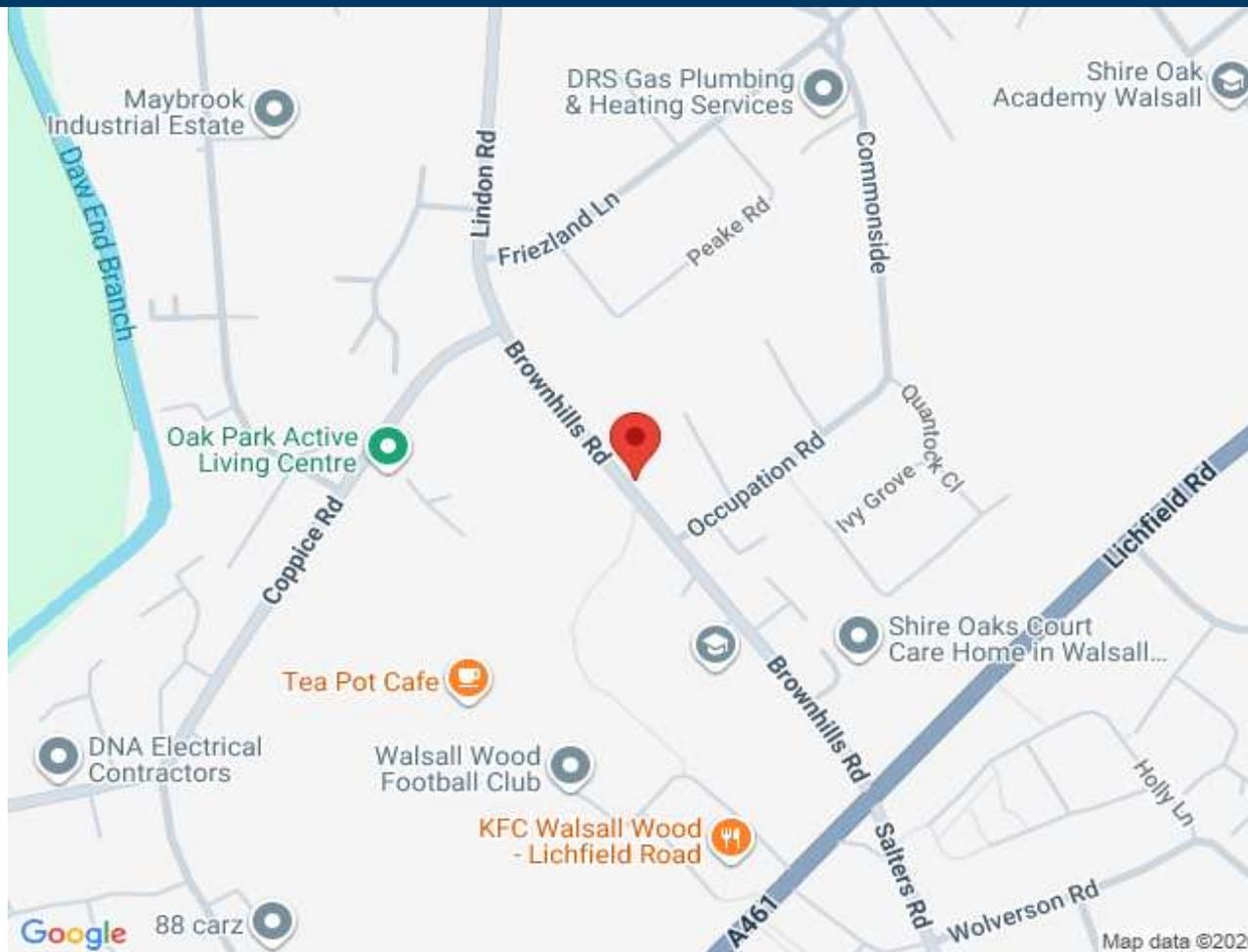
(1) Excluding balconies and terraces

Reduced headroom  
— Below 1.5 m

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		
69-80	C		74 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

