



Your Logo

# Beechtree Road, Walsall Wood, Walsall, WS9 9LS

£220,000

3 1 1



A three-bedroom semi-detached home, offering spacious and modern living in the popular residential area of Walsall Wood.

This delightful property is ideally situated in a sought-after part of Walsall Wood, offering excellent access to a range of local amenities including shops, supermarkets, and eateries. The area is well-regarded for its schooling options and provides convenient transport links to Walsall town centre and surrounding areas, perfect for commuters. Enjoy outdoor pursuits with several local parks and recreational grounds nearby, providing peaceful green spaces for leisure and relaxation.

The accommodation is thoughtfully arranged over two floors. Upon entering, a welcoming entrance hall leads into a bright and inviting living room. The rear of the property boasts a modern open-plan kitchen/diner, complete with a convenient guest WC. Upstairs, you will find three well-proportioned bedrooms and a contemporary family bathroom.

To truly appreciate the quality and charm of this home, an early viewing is highly recommended.

### Entrance Hall

A front-facing entrance door opens into the hallway which flows into the open-plan living area. There is a side-facing UPVC double glazed window, radiator and stairs leading to the first-floor accommodation. A useful under-stairs storage cupboard is also provided.

### Living Room

The living room is bright and welcoming, featuring a front-facing UPVC double glazed window allowing plenty of natural light. Additional features include built-in cabinet storage, a radiator and wood-effect flooring.

### Kitchen/Diner



The kitchen diner is fitted with a range of matching base and wall units with work surfaces over, incorporating a one and a half bowl stainless steel sink with chrome mixer tap. Appliances include an electric hob with extractor hood above and oven below, with space and plumbing for a washing machine, dryer and fridge freezer. The room also houses the gas-fired combination boiler and features stylish tiled splashbacks, tiled flooring and a breakfast bar area. A rear-facing UPVC double glazed window and double glazed door provide access to the rear garden, while a radiator completes the space.

### **Guest WC**

The guest WC comprises a low-level flush WC and wash hand basin with chrome mixer tap and tiled splashback. The room also benefits from tiled flooring, a radiator and a side-facing UPVC double glazed window.

### **Landing**

Stairs lead to a bright first-floor landing with a side-facing UPVC double glazed window, loft access hatch and access to the bedrooms and family bathroom.

### **Master Bedroom**

The spacious master bedroom features a front-facing UPVC double glazed bay window allowing ample natural light. The room benefits from built-in wardrobe storage with sliding doors, additional built-in cabinet storage and a contemporary-style radiator.

### **Bedroom Two**

A further generously sized double bedroom with rear-facing UPVC double glazed window, built-in storage cupboards and a radiator.

### **Bedroom Three**

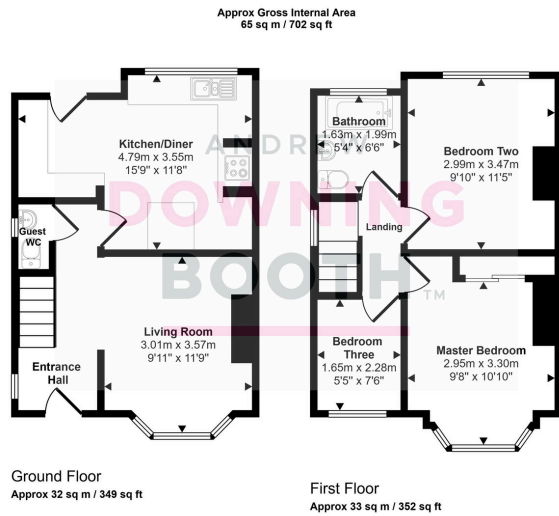
A third bedroom with front-facing UPVC double glazed window and radiator.

### **Bathroom**

The family bathroom comprises a low-level flush WC and wash hand basin set within a vanity storage unit with chrome mixer tap. There is a panelled bath with shower over and tiled surround. The room also features recessed ceiling spotlights, tiled flooring, a chrome heated towel rail and a rear-facing UPVC double glazed window.

## **Exterior**

The property sits on a spacious and attractive plot with a two-car block paved driveway leading to the front entrance. To the rear is a generously sized garden featuring a patio area ideal for outdoor seating and dining. Steps lead up to a raised lawn with a central pathway running through the garden. Pebbled borders sit to either side, with a further lawn area and mature trees located towards the rear, creating a private and pleasant outdoor space.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

- Three Bedroom Semi-Detached Family Home
- Open Plan Kitchen/Diner
- Off-Road Parking
- EPC Rating: C
- Great Location Close To Local Schools & Amenities
- Spacious Rear Garden
- Guest WC
- Council Tax Band: B

