



**Manorhouse Close,**  
Walsall, West Midlands, WS1 4PB  
£175,000



**\*\*\* NO CHAIN | THREE STOREY TOWNHOUSE | CLOSE TO M6 MOTORWAY \*\*\***

Goodchilds have to offer for sale this Three Bedroom Townhouse, conveniently located to all amenities including schools, train station and the M6 motorway links. The property briefly comprises; Entrance Hallway, Downstairs W.C., open plan kitchen and lounge area. To the first floor there are two bedrooms and a family bathroom, to the second floor a master bedroom with an en-suite shower room. The property also benefits from two allocated parking spaces, enclosed rear garden, UPVC double glazing and gas central heating. Ideal opportunity for a first time buyer or investor looking for a buy-to-let property

### Approach



Allocated parking space

### Hallway

5'5" x 8'7" (1.66 x 2.62)



Composite front door, wooden effect laminate flooring and double glazed UPVC window to front

### Downstairs WC

5'4" x 3'2" (1.63 x 0.99)

Double glazed window to front, wooden effect laminate flooring, white hand wash basin and close coupled WC and gas radiator

### Open plan Kitchen

9'8" x 8'8" (2.97 x 2.66)



A fitted wooden effect kitchen with ample work surface area, space for appliances, open plan breakfast bar leading to living area

### Living area



Wooden effect laminate flooring, double patio doors leading to rear garden, gas radiators and storage cupboard under stairway

### Bedroom One

11'7" x 11'3" (3.55 x 3.45)



UPVC double glazed window to rear and gas radiator

### Bedroom Two

5'6" x 12'3" (1.69 x 3.75)



UPVC double glazed window to front and gas radiator

### Bathroom

7'1" x 5'6" (2.18 x 1.68)



### Bedroom Three

12'10" x 8'7" (3.92 x 2.62)



UPVC double glazed window to front, gas radiator, built in wardrobes and storage cupboard

### Ensuite Shower Room

6'1" x 11'2" (1.86 x 3.41)

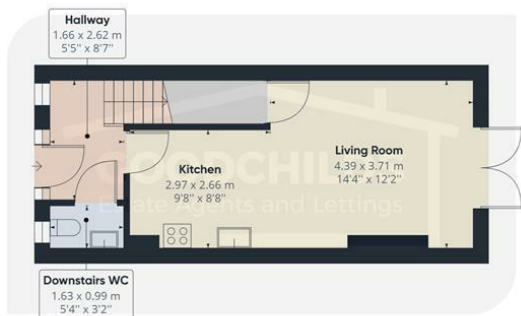


White suite comprising of shower cubicle, low level wc and pedestal wash hand basin with tiled splashbacks, gas radiator, wooden effect laminate flooring and velux sky light

### Rear Garden



enclosed rear garden with fenced panels around perimeter



Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1

**Approximate total area<sup>(1)</sup>**  
 84.68 m<sup>2</sup>  
 911.46 ft<sup>2</sup>

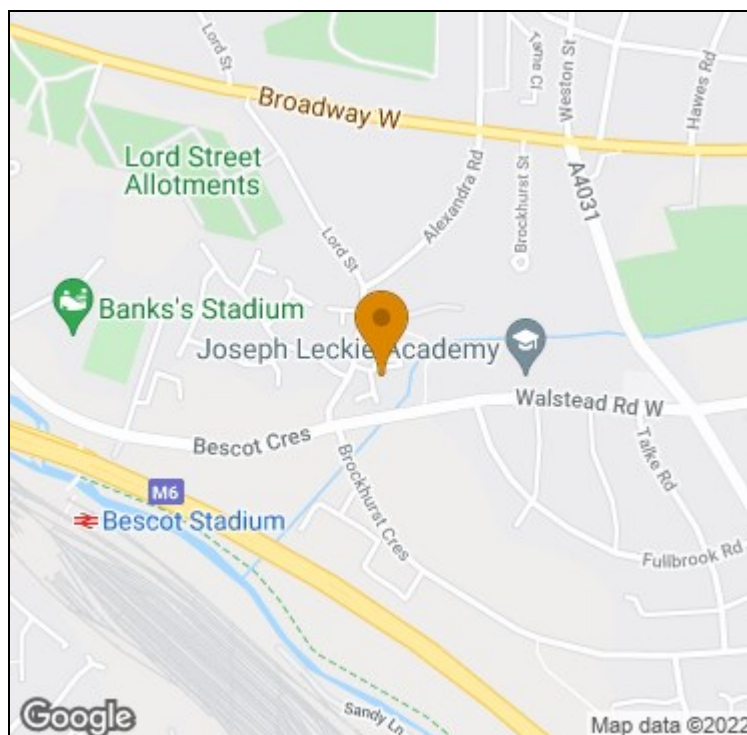
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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

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



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