



## Stephenson Avenue,

Walsall, WS2 7ET

£155,000



\*\*\*NO CHAIN | EXTENSIVE FRONT GARDEN | IDEAL FIRST HOME\*\*\*

Goodchilds are pleased to offer for sale this established two double bedroomed end of terrace house set back from the main road. Located in Beechdale within easy access of local schools, shops and transport links this house is ideal for first time buyer's. There is potential to extend the property to rear and side, subject to planning permission and the front garden is large enough to turn into a driveway for numerous vehicles, permission has already been granted to drop the kerb. The property is also available with no chain. Contact us on 01922 711444 to book your viewing, this property won't be around for long!

### Approach



Large front garden big enough to turn into a driveway for numerous vehicles, permission has already been granted to drop the kerb.

### Hallway

3'6" x 6'4" (1.07 x 1.95)

Wooden entrance door with half moon glazing to top, UPVC window to side and round UPVC window to front, gas radiator and staircase to first floor

### Living Room

13'9" x 12'7" (4.21 x 3.86)



UPVC window to front, double radiator, new internal doors and new carpet flooring

### Kitchen/Diner

9'8" x 16'0" (2.95 x 4.88)



Newly fitted modern wall and base units with work surfaces and matching upstands over, stainless steel sink & drainer, 4 ring gas

hob, integrated oven and cooker hood all covered with warranty, UPVC window & door to rear garden, storage cupboard to under stairs, gas radiator, ceiling spot lights and new wooden effect laminate flooring

### Landing

7'1" x 6'9" (2.16 x 2.07)



UPVC window to side, airing cupboard and new internal doors to all rooms

### Bedroom One

10'7" x 16'1" (3.23 x 4.92)



UPVC windows to front, double gas radiator and storage cupboard

### Bedroom Two

13'0" x 9'1" (3.97 x 2.77)



UPVC window to rear, double gas radiator and storage cupboard

## Bathroom

5'7" x 6'9" (1.71 x 2.06)

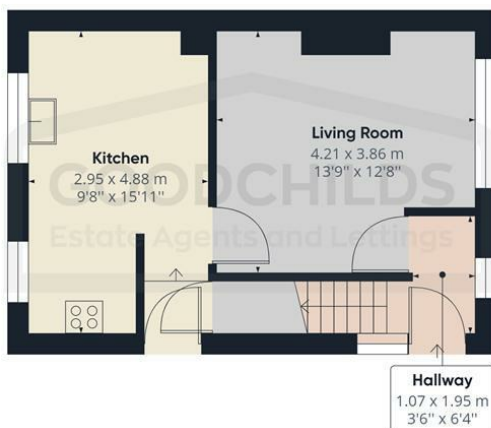


Corner shower cubicle with thermostatic shower, aquaboard splashback areas, low level WC, wash hand basin & pedestal, gas radiator and UPVC window to rear

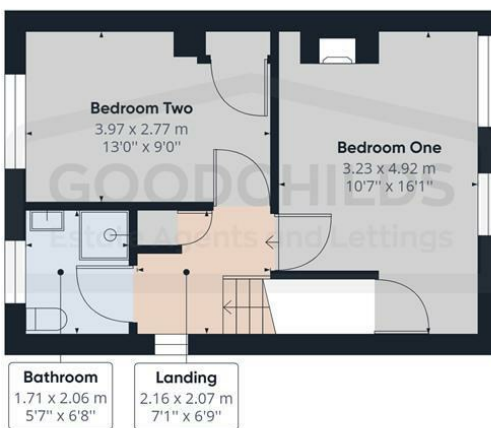
## Rear Garden



fully enclosed garden using new fencing panels and posts to the rear with side gate access to the front of the property.



Floor 0 Building 1



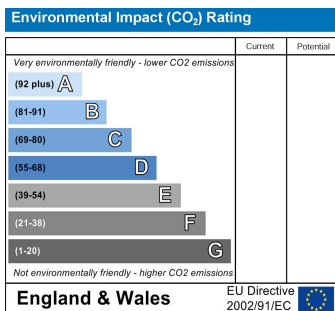
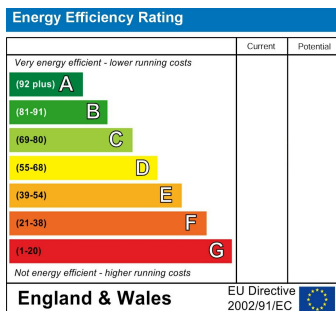
Floor 1 Building 1

Approximate total area<sup>(1)</sup>  
66.32 m<sup>2</sup>  
713.91 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.

GIRAFFE360



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