



GOODCHILDS
Estate Agents and Lettings

Chestnut Road,

Walsall, West Midlands, WS3 1AP

Offers In Excess Of £230,000



*****SUPERBLY PRESENTED EXTENDED PROPERTY | CORNER PLOT WITH AMPLE OFF ROAD PARKING | NO UPWARD CHAIN*****

Goodchilds are pleased to offer this much improved and extended end terraced property set back from the road on a corner plot benefiting from an ample driveway to the side and low maintenance garden. Internally the property has been cleverly redesigned to provide two generous reception rooms, breakfast kitchen, utility, conservatory two bathrooms and three generous bedrooms. The location of the property is ideal with local amenities on the door step.

Approach



To the front of the property is a gravelled area, fenced boundary and gate providing side access to rear parking area.

Front Reception

21'0" x 14'5" (6.42 x 4.40)



UPVC double glazed window to the front and side, gas radiator, under stairs storage, wooden effect laminate flooring, staircase to first floor

Rear Reception

21'0" x 10'0" (6.42 x 3.07)



UPVC double glazed window to the side, UPVC french doors to conservatory, gas radiator, feature fireplace with log burner and wooden effect laminate flooring

Breakfast Kitchen

16'5" x 9'2" (5.01 x 2.80)



UPVC double glazed windows to the rear, range of matching wall and base units with work tops over, stainless steel sink and drainer, space for a range style cooker with cooker hood over, plumbing for washing machine, integral dishwasher & fridge/freezer, GCH boiler, gas radiator and ceramic tiled flooring

Utility

5'7" x 7'7" (1.71 x 2.32)

UPVC glazed door to rear parking area, plumbing for washing machine and gas radiator

Ground Floor Wet Room

5'6" x 7'4" (1.68 x 2.25)



UPVC double glazed window to the side, thermostatic mixer shower, low level WC, wash hand basin & pedestal, gas radiator and full floor to ceiling ceramic tiling

Conservatory

10'0" x 9'4" (3.07 x 2.86)



UPVC and brick construction, doors leading to rear garden, wooden effect laminate flooring and power & lighting

Landing

6'1" x 5'5" (1.87 x 1.67)



UPVC window to side and internal doors to all rooms

Bedroom One

14'6" x 9'0" (4.44 x 2.76)



UPVC double glazed window to rear, gas radiator, storage cupboard and fitted wardrobes with sliding mirrored doors

Bedroom Two

11'1" x 11'8" (3.38 x 3.57)



UPVC double glazed window to front, gas radiator and wooden effect laminate flooring

Bedroom Three

9'7" x 9'4" (2.94 x 2.87)



UPVC double glazed window to front, gas radiator and loft hatch access

Family Bathroom

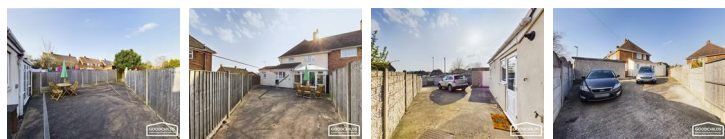
7'5" x 5'5" (2.28 x 1.67)



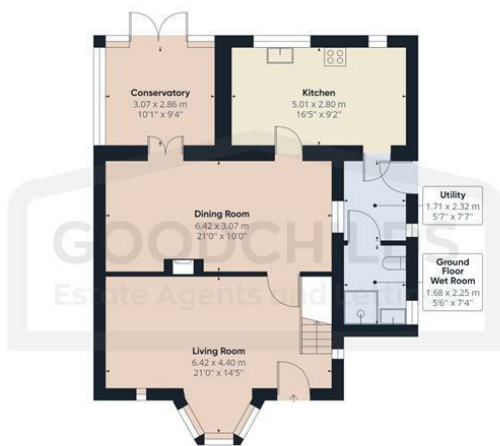
UPVC double glazed window to the side and rear, P shaped bath with thermostatic mixer taps and glass shower screen, low level

WC, wash hand basin & pedestal, gas radiator and half wall ceramic tiling and splash back areas

Rear Garden & Side Parking



Low maintenance rear garden having fenced boundary and concrete ground, to the side of the property is ample space for off road parking behind gated entrance accessed from Archer Road. There is also a large storage room with lighting



Floor 0 Building 1

Approximate total area⁽¹⁾
 111.94 m²
 1204.90 ft²

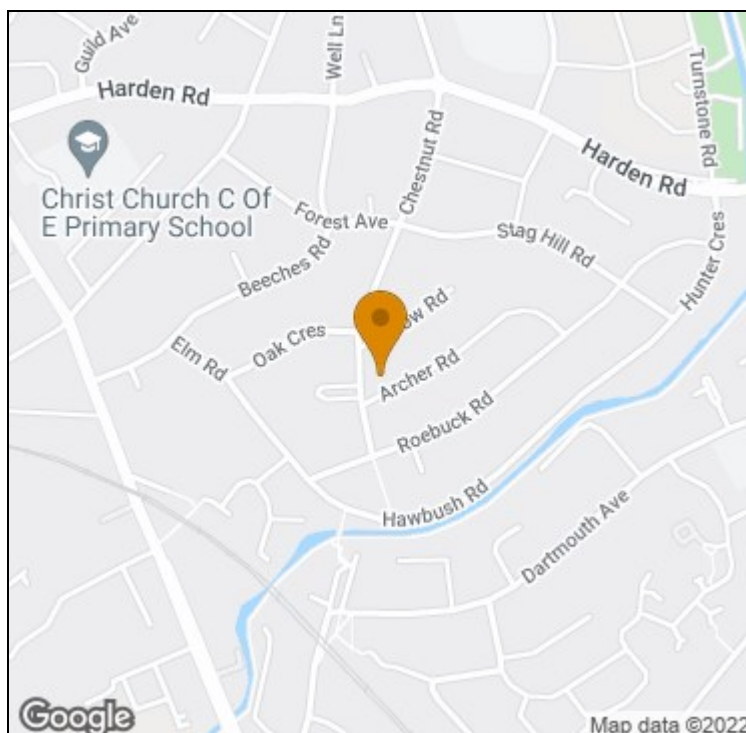
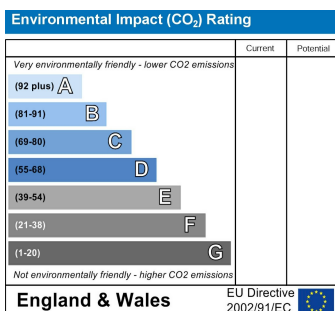
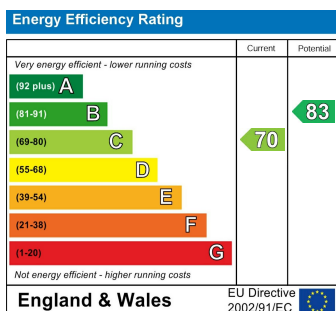


Floor 1 Building 1

(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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