Manorhouse Close,

Walsall, West Midlands, WS1 4PB

£175,000

GOODCHILDS
Estate Agents and Lettings

*** 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

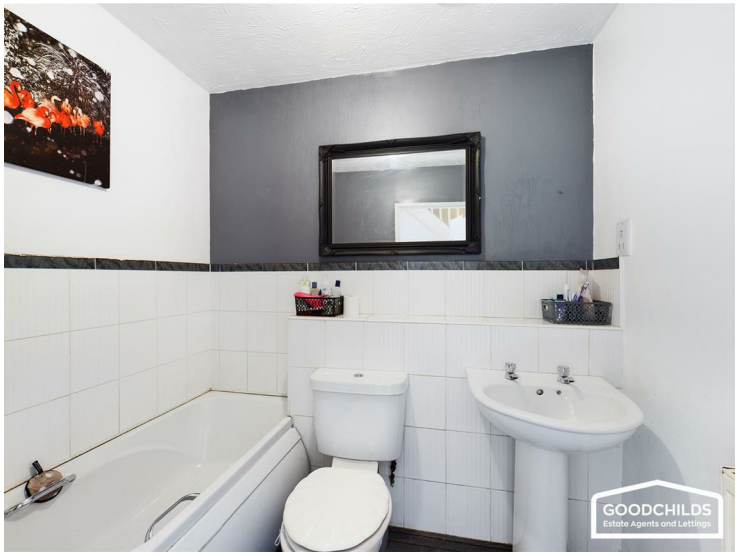
11'7" x 11'3" (3.55 x 3.45)

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

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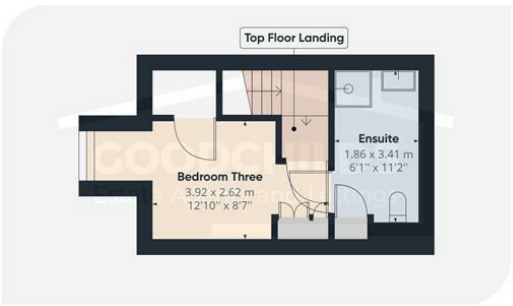

Floor 2 Building 1

Approximate total area(1)

84.68 m²

911.46 ft²

(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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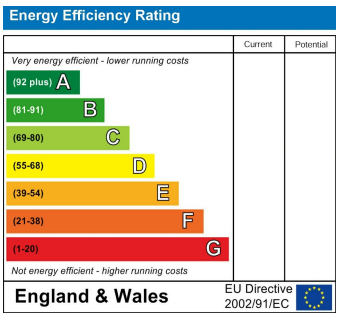

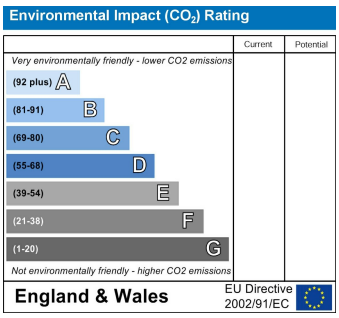

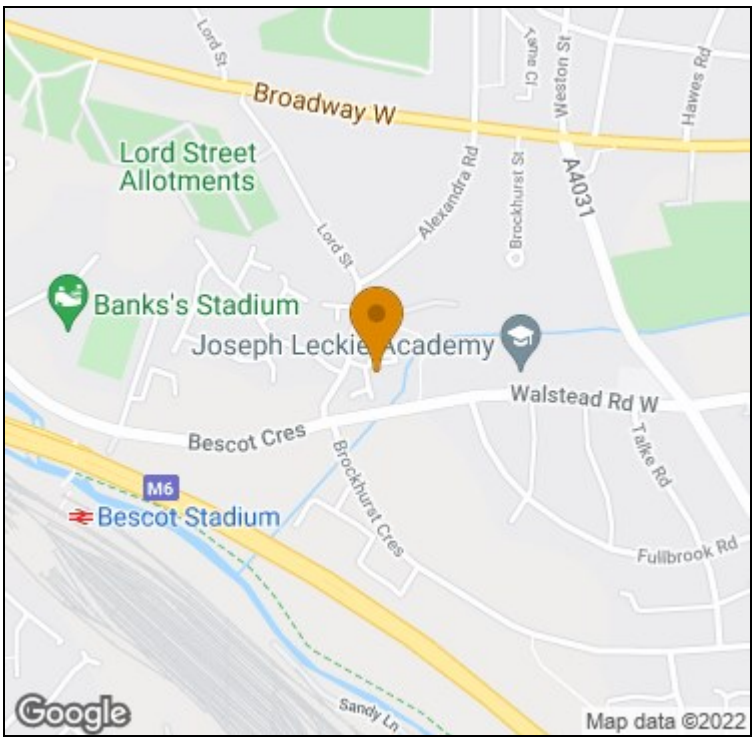

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