



**Selsdon Road,**  
Walsall, West Midlands, WS3 3UE  
**£230,000**



**\*\*\*IDEAL FIRST HOME | VERY WELL PRESENTED | SOUGHT AFTER LOCATION\*\*\***

Goodchilds are pleased to offer this lovely two bedroom detached home set on the popular Turnberry Estate. This home has been lovingly looked after by the current owners and has scope to be extended to the rear and over the garage. The current owners currently have plans pending for approval.

The property sits in a prime location and is located near to Bloxwich North train station, having direct links to Birmingham city centre and is in close proximity to Bloxwich High Street where all amenities and schools can be found. The property is perfect for a first time buyer and is ready to move into straight away!

### Approach



Carport area to front of garage and tarmac driveway with block paved edging and half moon planting area. UPVC porch leading to hallway

### Hallway

4'10" x 4'1" (1.49 x 1.25)

UPVC half glazed front door, staircase to the first floor, gas radiator, and UPVC double glazed window to side

### Living Room

13'10" x 10'1" (4.24 x 3.09)



Half glazed internal door, UPVC double glazed bow window to front, gas radiator, coved ceiling and timber feature fire surround with gas fire.

### Kitchen/Diner

8'1" x 13'3" (2.48 x 4.04)



Matching shaker style wooden base and wall units, butchers block effect work surfaces, stainless steel sink unit with mixer tap, space for freestanding cooker and plumbing connections for washing machine, ceramic tiling to splash back areas, wall

mounted combination boiler, UPVC double glazed window to the rear, gas radiator, wooden effect flooring and under stairs storage

### Conservatory

10'5" x 8'9" (3.18 x 2.68)



Brown UPVC conservatory to rear with gas radiator and wooden effect laminate flooring

### Landing

4'1" x 6'0" (1.25 x 1.84)

UPVC double glazed window to side and loft hatch access

### Bedroom One

12'0" x 10'1" (3.67 x 3.09)



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

## Bedroom Two

10'1" x 7'1" (3.08 x 2.16)



UPVC double glazed window to rear and gas radiator

## Bathroom

5'6" x 5'11" (1.68 x 1.82)



UPVC double glazed window to rear, white suite comprising of corner shower cubicle with thermostatic shower, pedestal wash hand basin, low level WC, ladder towel heater and ceramic tiled floor

## Rear Garden

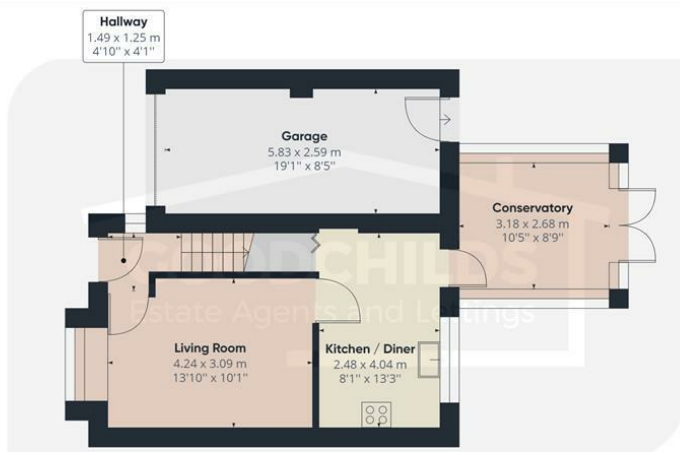


Paved patio area with side access to front driveway and garage. Raised lawn area with fish pond, borders and purpose built seating area at bottom of garden

## Garage

19'1" x 8'5" (5.83 x 2.59)

Up and over garage door to front, UPVC half glazed door to rear and lighting & power sockets



Floor 0 Building 1



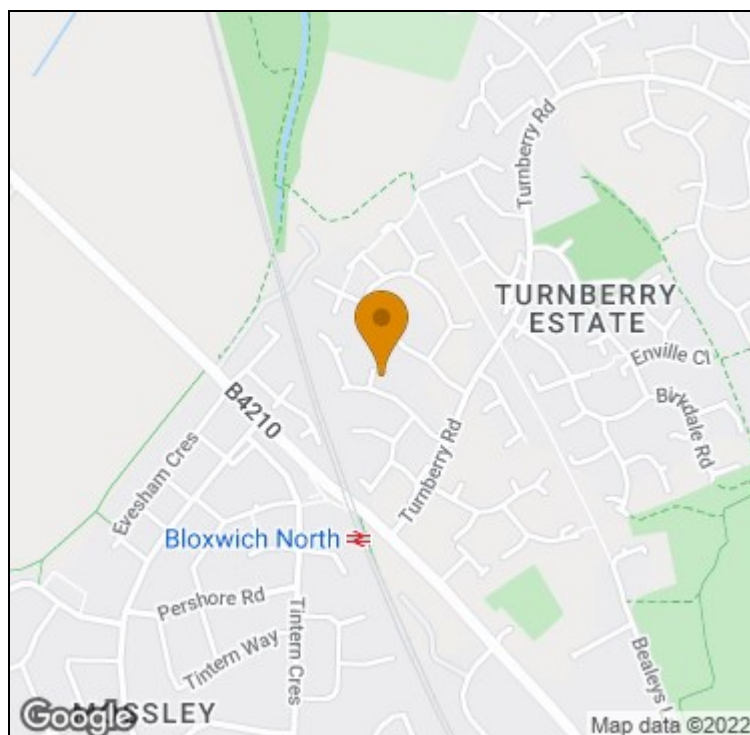
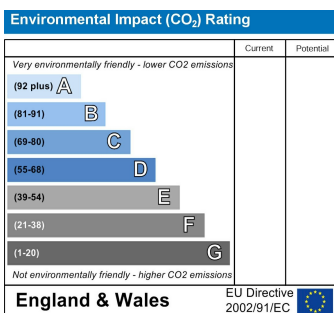
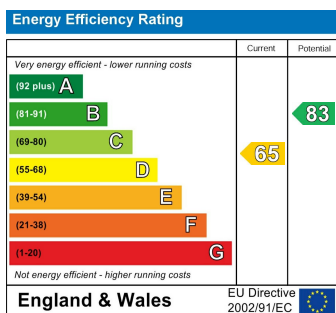
Floor 1 Building 1

**Approximate total area<sup>(1)</sup>**  
 77.94 m<sup>2</sup>  
 838.96 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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