



GOODCHILDS
Estate Agents and Lettings

Ashbourne Road,
Walsall, West Midlands, WS3 3QQ
£180,000



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*****IDEAL FIRST HOME | CLOSE TO WALSALL ACADEMY & LOWER FARM PRIMARY | NOT TO BE MISSED *****

Goodchilds are delighted to present this stunning three bedroom mid-terraced house for sale, situated on the popular Lower Farm estate in Little Bloxwich, the property is in close proximity to Lower Farm primary school and within the catchment area of Walsall Academy secondary school. As soon as you walk through the front door, you're greeted with a warm, welcoming cosy environment with the decor throughout being to a rustic farmhouse vibe including a log burner in the lounge. The property is also within walking distance to Wyrley & Essington Canal and Fishley Lane where you'll see fields upon fields...perfect if you're an avid walker. We're sure this property won't be around for long so call us today to book your viewing!

Approach

Entrance Hallway

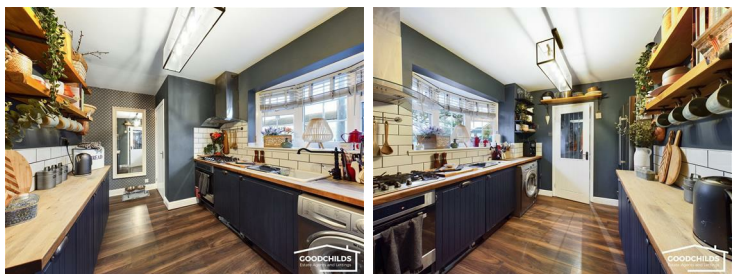
9'7" x 6'7" (2.94 x 2.03)



Farmhouse style composite front door, stairway to left leading to first floor with recently fitted natural sisal carpet, dark wooden effect laminate flooring to hallway and cast iron style traditional gas radiator

Kitchen

8'0" x 12'7" (2.44 x 3.84)



A fitted kitchen in keeping with the properties decor, with a range of base units with wooden work surfaces over incorporating tiled splash backs, traditional belfast sink, fitted oven with gas ring burner, UPVC window to front, dark wooden effect laminate flooring and pantry storage cupboard.

Dining Room

12'5" x 6'3" (3.80 x 1.93)



Flowing through from the kitchen, this room is the perfect spot for hosting dinner. There are UPVC double doors leading to the rear garden and dark wooden effect laminate flooring

Lounge

12'9" x 12'11" (3.90 x 3.96)



This room being the heart of the property, it's main focal point is the traditional log burner with wooden beam mantel. Dark wooden effect laminate flooring, UPVC double doors leading to conservatory and vertical cast iron style gas radiator complete the room

Conservatory

9'7" x 7'6" (2.94 x 2.29)



UPVC windows and double doors leading to rear garden, wooden effect laminate flooring, power sockets and two gas radiators

Landing

2'10" x 9'1" (0.87 x 2.79)

recently fitted natural sisal carpet, internal doors leading to all rooms and hatch for loft access

Bedroom One

12'11" x 10'11" (3.95 x 3.35)



A double bedroom with double glazed window overlooking the rear garden, ceiling spot lights, original sanded floor boards, vertical anthracite gas radiator and airing cupboard housing combi boiler

Bedroom Two

12'9" x 8'5" (3.90 x 2.57)



A double bedroom with double glazed window overlooking the rear garden, ceiling spot lights, carpeted flooring and white vertical cast iron style gas radiator

Bedroom Three

8'7" x 8'2" (2.64 x 2.51)



A single bedroom with double glazed window overlooking the front, ceiling spot lights and carpeted flooring

Bathroom

6'5" x 7'9" (1.98 x 2.37)

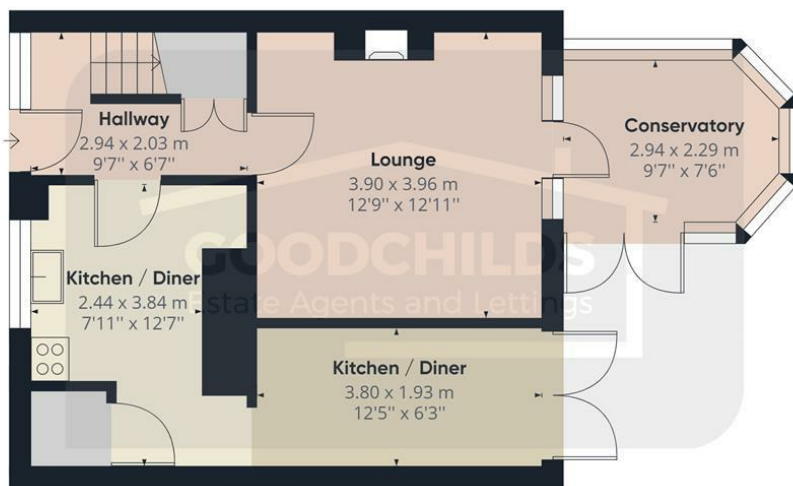


The family bathroom offers a white suite comprising a traditional high level toilet giving an authentic-looking vintage feel, a roll top free standing bath with thermostatic shower over bath, tall vanity unit incorporating wash hand basin. Ceramic wall tiles, UPVC double glazed windows to front, wooden effect flooring, ceiling spot lights and traditional heated towel rail completing this stunning room.

Rear Garden

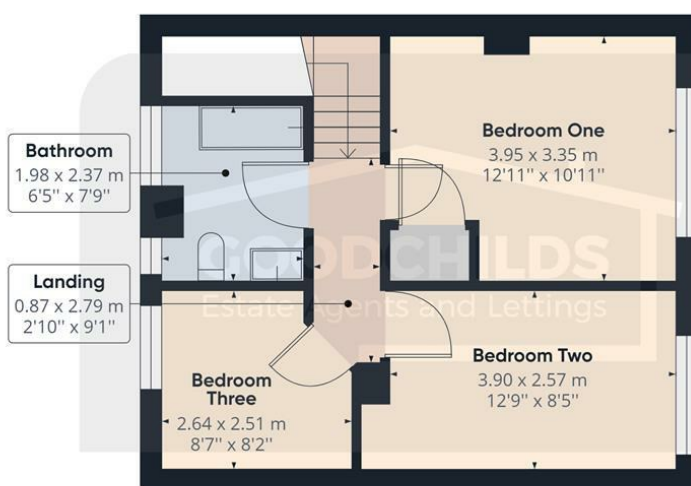


Enclosed rear garden with lawned area, paving slabs to patio and pathway leading to top of garden. Decked seating area also at rear of garden



Floor 0 Building 1

Approximate total area⁽¹⁾
 83.10 m²
 894.43 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.

GRAFFE360

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

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



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