



**GOODCHILDS**  
Estate Agents and Lettings

**Lancaster Place,**  
Walsall, West Midlands, WS3 3NF  
**£140,000**



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**\*\*\*QUIET CUL-DE-SAC | LOVELY FAMILY HOME | NO UPWARD CHAIN\*\*\***

Goodchilds offer to the market with no upward chain this family home in a quiet sought after location. The property has been lovingly maintained by one family since the 1970's. Situated on a corner plot and offering extensive rear gardens and spacious living space, the property has lots of potential for the new owners to put their stamp on it. Close to Bloxwich High Street and within the catchment area to local schools, this delightful home has everything to offer for a buyer looking to purchase their first family home.

### Approach



The house sits back from the road and is located in the corner of a communal lawned area with communal car parking spaces. The front of the house has an entrance porch with sliding glazed door and gravelled planting area to under the living room window. There is a side gate access leading to rear gardens.

### Hallway

4'9" x 6'5" (1.47 x 1.97)



UPVC glass panelled door to front, UPVC window to side, gas radiator and stairway leading to first floor

### Living Room

12'10" x 12'3" (3.93 x 3.75)



UPVC bay window to front, gas radiator and feature brick fireplace with gas fire

### Kitchen

9'5" x 13'9" (2.89 x 4.21)



Wall and base units with worksurfaces over, stainless steel sink and drainer, built in tower electric oven & grill, gas hob and extractor hood, radiator, ceramic tiles to splash back areas and a UPVC window to the rear. Pantry cupboard for extra storage space

### Utility

9'5" x 4'11" (2.88 x 1.51)



UPVC window to rear, worksurface with unit underneath, plumbing for washing machine and understairs storage cupboard

### Sun Room

10'5" x 5'11" (3.18 x 1.81)



Timber construction with glazed windows, doorways leading out either side of sun room

### Landing

8'7" x 6'2" (2.62 x 1.89)



UPVC glazed window to side and internal doors to all rooms

### Bedroom One

11'3" x 10'2" (3.44 x 3.10)



UPVC window to front, gas radiator and storage cupboards

### Bedroom Two

9'4" x 10'11" (2.86 x 3.34)



UPVC window to rear and gas radiator

### Bedroom Three

7'8" x 8'9" (2.36 x 2.67)

UPVC window to front and gas radiator

### Bathroom

5'5" x 4'10" (1.67 x 1.49)



Panelled bath with electric shower over and shower screen, hand wash basin & pedestal, gas radiator and UPVC window to rear

### WC

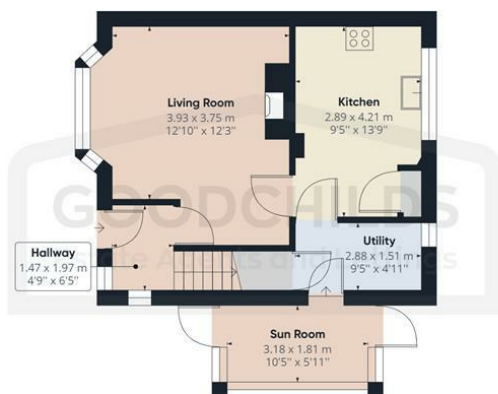
5'6" x 2'7" (1.69 x 0.81)

Low level WC and UPVC window to side

### Rear Gardens



Lawn area with shrubs and trees to rear of property and large lawned area to side providing extensive gardens with paved pathways



Floor 0 Building 1

Approximate total area<sup>(1)</sup>  
81.43 m<sup>2</sup>  
876.56 ft<sup>2</sup>



Floor 1 Building 1

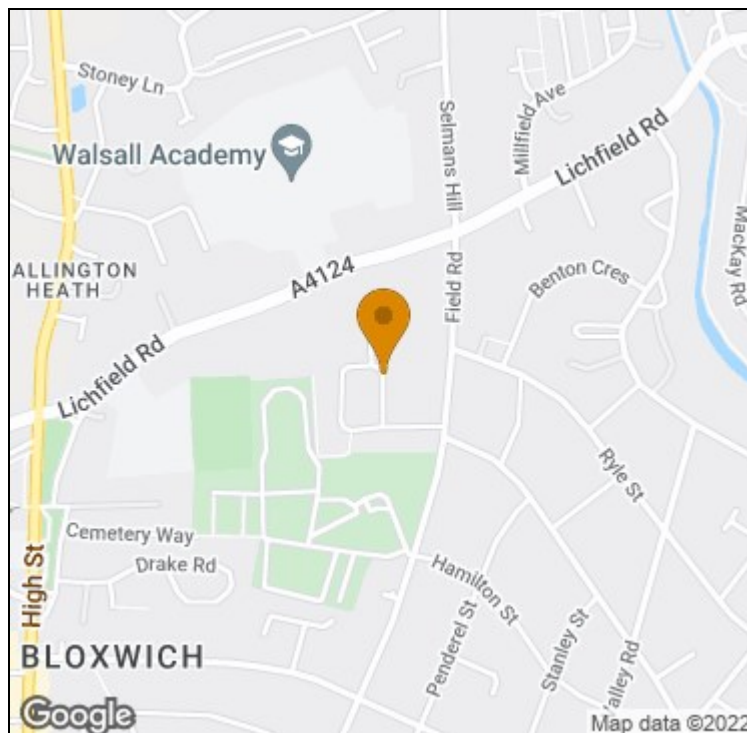
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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

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



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