



**Goscote Lane,**  
Walsall, West Midlands, WS3 1PQ  
£175,000



**\*\*\* SPACIOUS THREE BEDROOMED PROPERTY | CONVENIENT LOCATION | NO UPWARD CHAIN \*\*\***

Goodchilds have to offer for sale this spacious three bedroom property conveniently located near to shops, schools and transport links. The property is an ideal opportunity for a first time buyer to put their own stamp on.

There is a large garden to the rear and also offers off road parking to the front. The property is offered with no chain and viewing recommended to appreciate potential it holds

### Approach



Paved front providing off road parking and side access leading to the rear of the property

### Hallway

6'10" x 10'8" (2.10 x 3.27)



Entrance door, gas radiator, window to bottom of stairs and wooden effect laminate flooring

### Kitchen

13'8" x 10'8" (4.19 x 3.27)



Double glazed UPVC window to front, gas radiator, matching wall and base units with worksurfaces over, tiling to splashback areas, stainless steel sink insert with taps

### Utility Room

4'10" x 9'10" (1.48 x 3.01)



UPVC window to side, base units with worktops over leaving under counter space for appliance, gas radiator, ceramic tiled flooring and wooden door leading to rear garden

### Lounge

15'9" x 9'10" (4.82 x 3.01)



UPVC window to rear and gas radiator

### Landing

6'6" x 2'6" (1.99 x 0.77)

airing cupboard and internal doors to all rooms

### Bedroom One

13'10" x 9'10" (4.24 x 3.02)



UPVC window to the rear, gas radiator and storage cupboard

### Bedroom Two

10'2" x 10'4" (3.10 x 3.17)



Double glazed UPVC window to the front, gas radiator and storage cupboard

### Bedroom Three

6'11" x 9'11" (2.12 x 3.03)



UPVC window to the rear, gas radiator and storage cupboard

## Bathroom

6'10" x 5'7" (2.09 x 1.71)

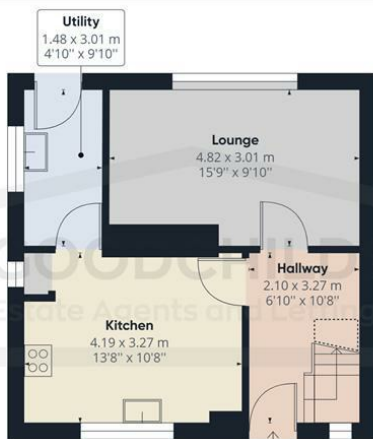


Family bathroom with panelled bath, electric shower unit over, WC and pedestal wash hand basin, tiled splashbacks, double glazed obscured window to front, and gas radiator

## Rear Garden



Large patio area leading from utility area, fenced off raised lawn area. Brick built outbuildings with side wooden gate access to front of property



Floor 0 Building 1



Floor 1 Building 1

Approximate total area<sup>(1)</sup>

75.59 m<sup>2</sup>  
813.67 ft<sup>2</sup>

Reduced headroom

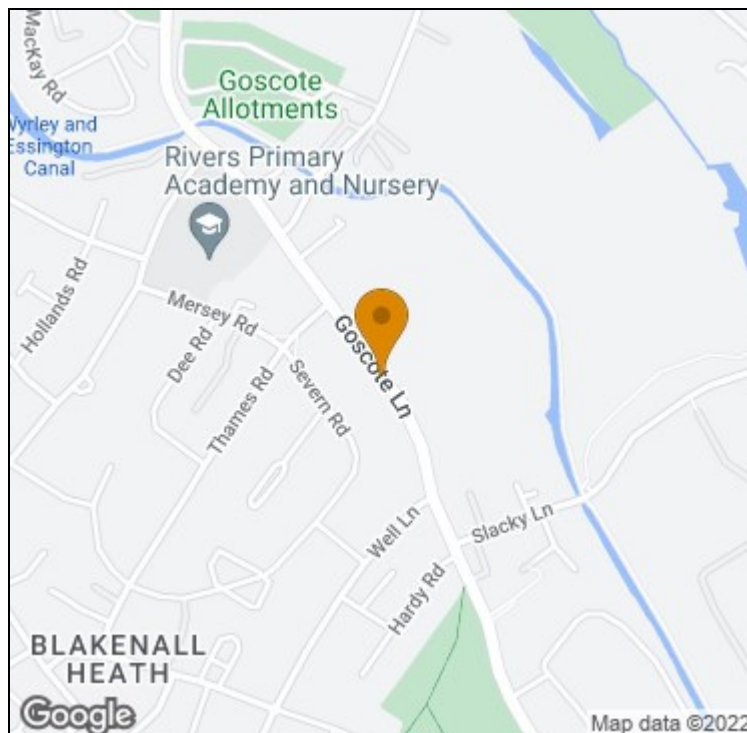
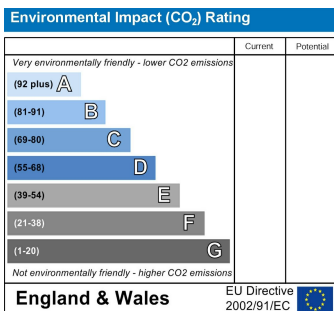
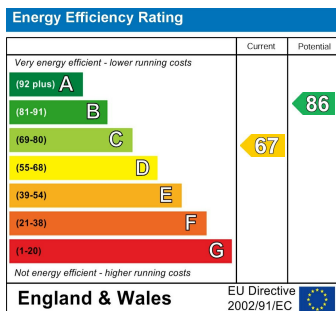
1.16 m<sup>2</sup>  
12.53 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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



t: 01922711444 e: bloxwich@goodchilds-uk.com

[www.goodchilds-uk.com](http://www.goodchilds-uk.com)