



**GOODCHILDS**  
Estate Agents and Lettings

## Ashbourne Road,

Walsall, WS3 3QQ

£160,000



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**\*\*\*IDEAL FIRST HOME | CLOSE TO WALSALL ACADEMY & LOWER FARM PRIMARY | NO UPWARD CHAIN \*\*\***

Goodchilds are pleased to present this three bedroom mid-terraced house for sale, a perfect opportunity for first time buyers. 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. Backing onto Bloxwich community orchard and within walking distance to Wyrley & Essington Canal and Fishley Lane, the property is perfect location if you're an avid walker. There is so much potential in the property for a first time buyer to put their own stamp on, we're sure it won't be around for long!

### Approach



Raised block paved driveway, pathway leading to UPVC porch with UPVC glazed door to side access also

### Hallway

3'7" x 6'4" (1.10 x 1.94)



UPVC glazed entrance door with matching glazed panels either side, gas radiator and staircase leading to first floor

### Living Room

14'2" x 12'8" (4.34 x 3.88)



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

### Dining Room

9'2" x 10'10" (2.80 x 3.31)



UPVC double glazed window to rear, gas radiator, gas fire with brick surround and pantry & under stairs storage cupboards

### Kitchen

9'2" x 8'7" (2.81 x 2.62)



Wall and base units with worksurfaces over, extractor hood, ceramic tiles to splash back areas, internal door to side entry and UPVC fully glazed door and UPVC window to veranda.

### Veranda

4'0" x 7'7" (1.24 x 2.32)



UPVC and brick construction leading to rear garden with power sockets and lighting

### Landing

9'8" x 6'7" (2.95 x 2.02)



Loft hatch access, airing cupboard housing Worcester combination boiler and internal doors to all walls

### Bedroom One

13'2" x 10'5" (4.02 x 3.18)



UPVC double glazed windows to front and gas radiator

### Bedroom Two

10'8" x 11'2" (3.26 x 3.42)



UPVC double glazed windows to rear and gas radiator

### Bedroom Three

8'1" x 9'2" (2.47 x 2.80)



UPVC double glazed window to front, storage cupboard and gas radiator

### Bathroom

5'8" x 4'11" (1.74 x 1.51)



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

### WC

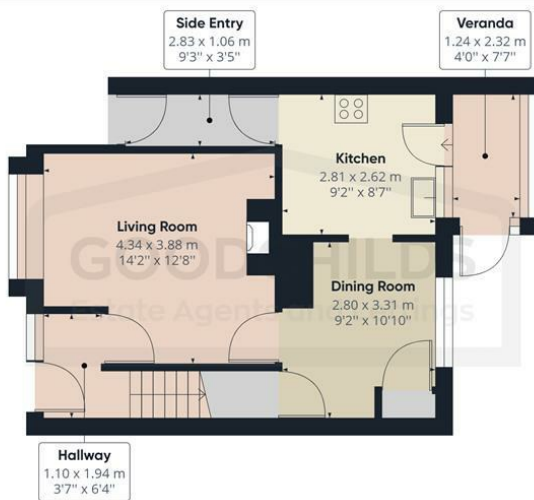
5'8" x 3'2" (1.73 x 0.97)

WC and cistern and UPVC window to rear

### Rear Garden



Fenced perimeter with rear gate leading to Bloxwich Community Orchard, low maintenance block paved rear garden with bushes and shrubs to edges



Floor 0 Building 1

Approximate total area<sup>(1)</sup>  
84.13 m<sup>2</sup>  
905.54 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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