



Shire Ridge, Walsall Wood

Walsall, West Midlands, WS9 9RB

Offers In Excess Of £350,000



****VIEWING HIGHLY RECOMMENDED**** This immaculate, four bedroomed detached family house, occupies a pleasant position in this popular residential area, being well served by all local amenities including public transport services to neighbouring areas and schools for children of all ages. This property benefits from gas central heating and double glazed windows.

The internal accommodation briefly comprises; Entrance hall, 4 bedrooms, family bathroom, en-suite to main bedroom and downstairs WC, fitted kitchen, spacious living room, separate dining room, utility room, off-road parking, garage, front & secluded rear garden with decking.

Tenure: Freehold

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation

Front View



Front view of property with blocked paved driveway, bin storage and side access to rear

Lounge



Large lounge feature fireplace, large double glazed bay window and wall mounted radiator.

Kitchen/Diner



Accessed off the lounge. Range of matching wall and base units

and built in island with two wine fridges. Double glazed window over looking the rear garden and access through to dining area. Door leading to the utility.

Utility & Downstairs W.C



Utility room with spaces for appliances door leading to rear garden, downstairs w/c, wash basin with wall mounted radiator

Dinning Room



Bright dining room over looking the garden with Sky-Liner lantern, window, Double glazed Bi-Folding doors leading onto decked patio

Bedroom One



Beautiful presented spacious bedroom with en-suite, Double Glazed windows, wall mounted radiator and walk-in wardrobe

En-Suite



Master bedroom tiled en-suite with shower cubicle, wash basin with cabinet and extractor fan

Bedroom Two



Another well presented bedroom with built in wardrobe over looking the rear aspect., double glazed window and wall mounted radiator

Bedroom Three



Double sized bedroom with built in wardrobe, wall mounted radiator and double glazed window over looking front aspect

Bedroom Four



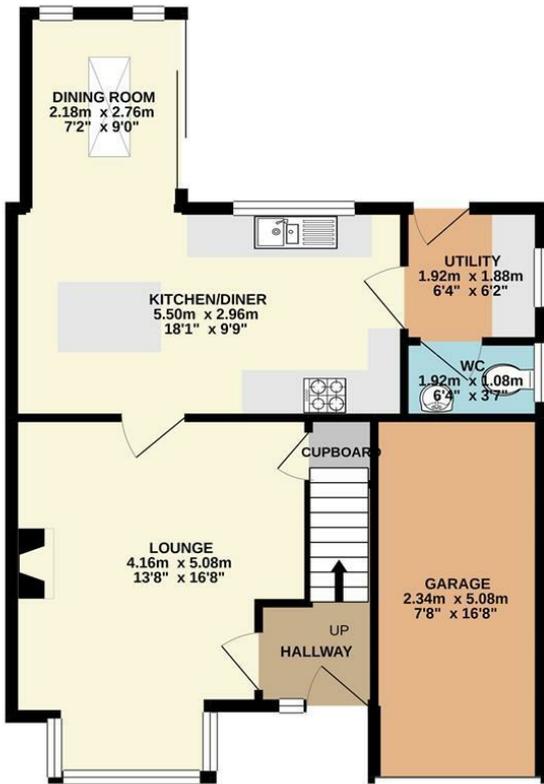
Single sized bedroom over looking rear aspect with built in cabinets, double glazed window

Rear Garden



Well presented garden with decking and gravel, low maintenance, outer covering with electric

GROUND FLOOR
62.3 sq.m. (671 sq.ft.) approx.



1ST FLOOR
49.6 sq.m. (534 sq.ft.) approx.



TOTAL FLOOR AREA : 111.9 sq.m. (1205 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	71	83

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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