

Bill Tandy
and Company

242 Lichfield Road, Walsall Wood, Walsall, West Midlands
, WS9 9PD

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

**242 Lichfield Road, Walsall Wood,
Walsall, West Midlands, WS9 9PD**

£225,000

Bill Tandy and Company are delighted in offering for sale this superbly presented and show home like condition end town house located on the corner of Lichfield Road and the development on Shire Oak Close. The property is ideally located within popular school catchment and a range of shops within walking distance, however its commutability is its superb feature with nearby access to Chester Road into Birmingham and links to the A5 and A38 trunk roads and the M6 toll road. The property itself, which we strongly recommend is viewed internally for it to be fully appreciated, comprises reception hall, guests cloakroom, lounge, open plan dining kitchen, three first floor bedrooms and bathroom. The vendors have superbly improved the outside with a landscaped rear garden, and there is rear gated access leading to the two allocated parking spaces located off Shire Oak Close.



RECEPTION HALL

approached via a composite front entrance door and having radiator, stairs to first floor accommodation and door to:

LOUNGE

4.87m x 3.55m (16' 0" x 11' 8") having double glazed window to front, radiator and a feature and focal point fireplace with contemporary flame effect electric fire. Door to:

OPEN PLAN DINING KITCHEN

4.49m x 2.90m (14' 9" x 9' 6") having double glazed window and double glazed French doors to the rear garden, radiator, recently updated grey tiled flooring, ceiling light point and additional spotlighting, modern high gloss white base cupboards and drawers with preparation work tops above, mosaic style tiled surround, wall mounted storage cupboards, inset stainless steel one and a half bowl sink unit, inset oven with four ring gas hob and extractor fan above and spaces ideal for fridge/freezer and washing machine.

GUESTS CLOAKROOM

having radiator, obscure double glazed window to side, tiled floor flowing through from the kitchen and having modern white suite comprising pedestal wash hand basin with tiled surround and low flush W.C.

FIRST FLOOR LANDING

having double glazed window to side and doors lead off to:

BEDROOM ONE

3.94m x 2.48m (12' 11" x 8' 2") having double glazed window to front, radiator and fitted contemporary wardrobe with sliding door.



BEDROOM TWO

3.02m x 2.06m plus door recess (9' 11" x 6' 9" plus door recess) having double glazed window to rear and radiator.

BEDROOM THREE/OFFICE

2.35m x 1.77m (7' 9" x 5' 10") this bedroom could also be used as a working from home space having double glazed window to rear and radiator.

MODERN FITTED BATHROOM

having double glazed window to front, tiled floor, modern white suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and bath with shower appliance over and shower screen and airing cupboard.



OUTSIDE

The property is superbly positioned on the corner of Shire Oak Close with two allocated parking spaces located to the rear off Shire Oak Close. To the front of the property is a paved pathway leading to the front door and wrought-iron railings, hedged surround, mature tree and shaped lawn foregarden. One of the distinct features of the property is its superbly landscaped and low maintenance rear garden having an Indian sandstone paved patio area, useful side gate and rear gated access to parking. Set beyond the patio is a raised square spaced artificial lawn area, space for shed and fenced and walled surround.

COUNCIL TAX

Band D.

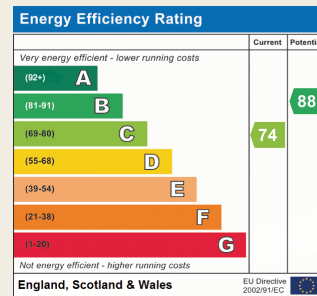
FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. Broadband connected. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>



LEASE TERMS

Our client advises us that the property is Leasehold with a 999 year lease commencing from 1st January 2010, with a £250 ground rent per annum. Should you proceed with the purchase of the property these details must be verified by your solicitor.



TENURE

Our client advises us that the property is Leasehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.



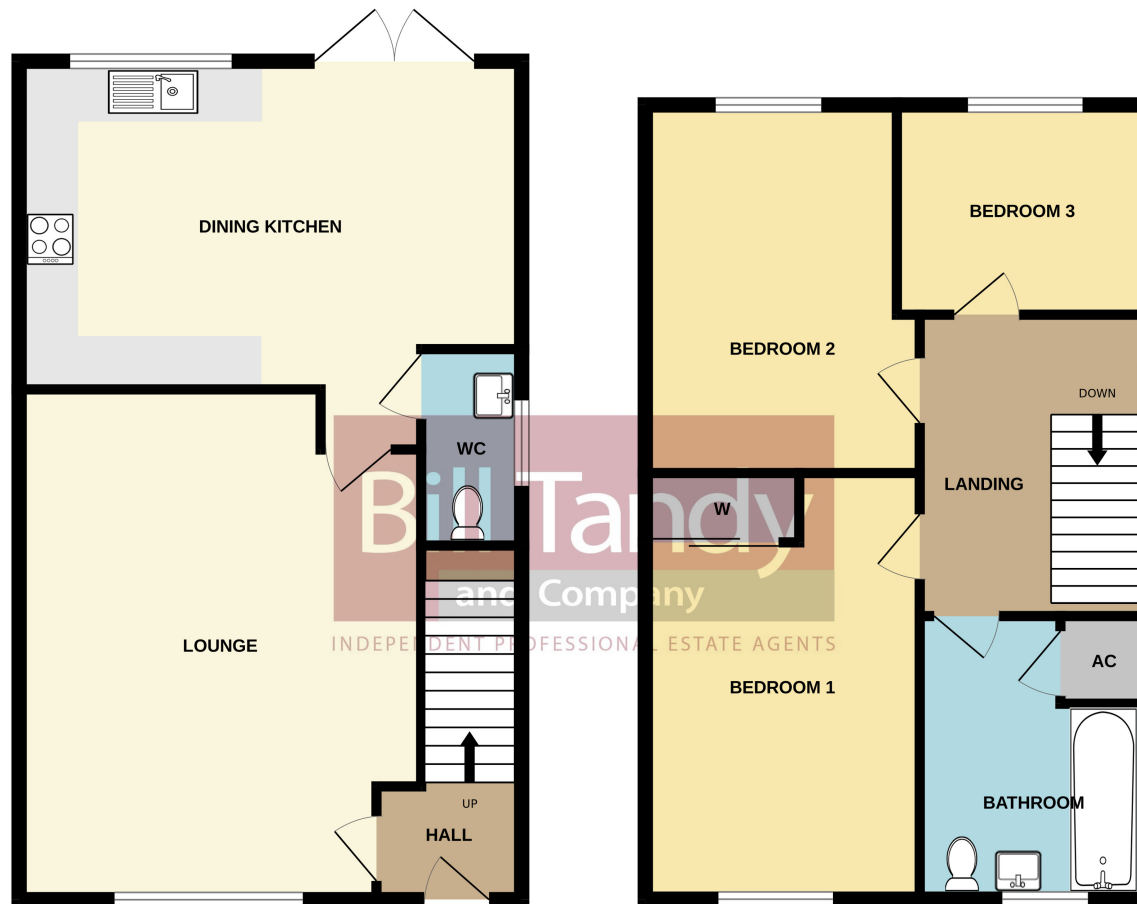
VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.

GROUND FLOOR

1ST FLOOR



242 LICHFIELD ROAD, WALSALL WOOD WS9 9PD

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.
 Made with Metropix ©2024

3 Bore Street, WS13 6LJ
 lichfield@billtandy.co.uk
 Tel: 01543 419400

www.billtandy.co.uk



Bill Tandy
 and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS