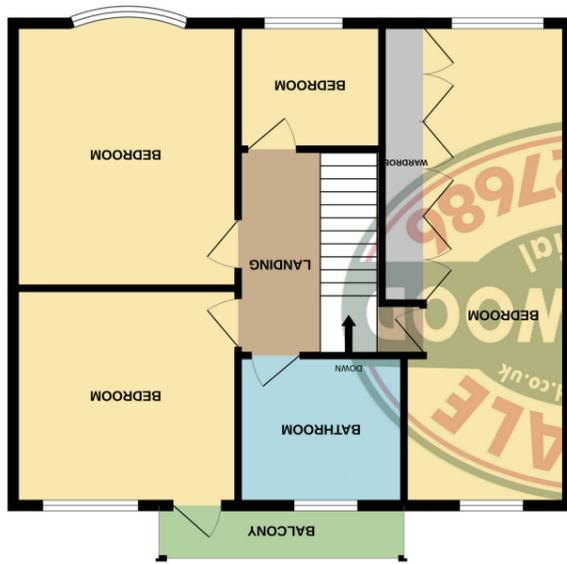




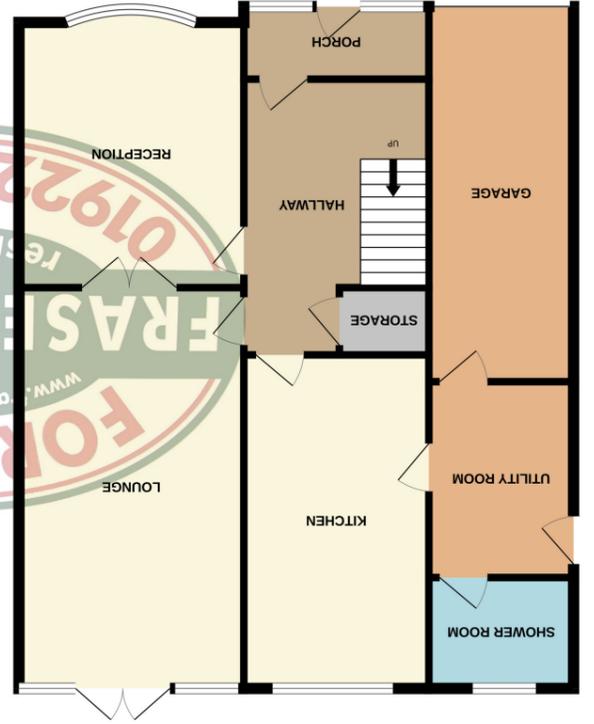
NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view the property.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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

Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	73
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England, Scotland & Wales	



1ST FLOOR



GROUND FLOOR



9 Woodside Close, Walsall, WS5 3LU

OFFERS REGION £495,000



## 9 WOODSIDE CLOSE, WALSALL

This considerably extended, four bedroomed detached family house, occupies a pleasant position in this popular and sought after residential area of the Borough, being well served by all amenities including local shopping facilities at Gillity Village, public transport services to neighbouring areas and a good range of both private and state schools for children of all ages, including the highly regarded Queen Mary's Grammar and High Schools. The M6 Motorway at Junction 7 provided ready access to the remainder of the West Midlands conurbation and beyond.

The spaciously proportioned accommodation must be viewed to be fully appreciated and briefly comprises the following:- (all measurements approximate)



### PORCH

having UPVC entrance door, UPVC double glazed windows and tiled floor.

### RECEPTION HALL

having entrance door, ceiling light point, central heating radiator, laminate flooring, under stairs store cupboard, further storage cupboard and stairs off to first floor.



### LOUNGE

4.22m maximum x 3.54m (13' 10" x 11' 7") having UPVC double glazed angular bay window to front, ceiling light point, central heating radiator, coved cornices, feature fireplace surround with fitted gas fire and double doors to dining room.

### DINING ROOM

6.38m x 3.54m (20' 11" x 11' 7") having UPVC double glazed door and windows to rear, two ceiling light points, central heating radiator, coved cornices and feature fireplace surround with fitted gas fire.



### BREAKFAST KITCHEN

5.30m x 2.94m (17' 5" x 9' 8") having inset sink unit, wall, base and drawer cupboards, roll top work surfaces tiled splash back surrounds, built-in oven with four-ring gas hob and extractor hood over, appliance space, integrated dishwasher, tiled floor, pin spot lighting, central heating radiator, UPVC double glazed window to rear and door to utility.

### UTILITY ROOM

having plumbing for automatic washing machine, appliance space, roll top work surface, central heating boiler, tiled floor, ceiling light point, central heating radiator and UPVC double glazed door to side.



### GROUND FLOOR SHOWER ROOM

having shower cubicle with fitted shower unit, pedestal wash hand basin, low flush w.c., fully tiled walls, ceiling light point, heated towel rail, extractor fan and UPVC double glazed window to rear.

### FIRST FLOOR LANDING

having ceiling light point, coved cornices and loft hatch.

### BEDROOM NO 1

4.34m into bay x 3.12m to wardrobe doors (14' 3" x 10' 3") having UPVC double glazed angular bay window to front, ceiling light point, central heating radiator and range of fitted wardrobes.

### BEDROOM NO 2

3.66m x 3.34m (12' 0" x 10' 11") having UPVC double glazed window to rear, ceiling light point, central heating radiator and UPVC door to Balcony.



### BEDROOM NO 3

6.88m x 2.33m (22' 7" x 7' 8") having UPVC double glazed window to front, two ceiling light points, two central heating radiators, laminate flooring, range of built-in wardrobes and UPVC double glazed window to rear.

### BEDROOM NO 4

2.63m x 1.99m (8' 8" x 6' 6") having UPVC double glazed window to front, ceiling light point, central heating radiator and laminate flooring.

### FAMILY BATHROOM

having white suite comprising P shaped bath with fitted shower unit, wash hand basin with vanity unit under, low flush w.c., fully tiled walls, ceiling light point, heated towel rail, airing cupboard and UPVC double glazed window to rear.

### OUTSIDE

#### BLOCK PAVED FRONT DRIVEWAY

providing off-road parking for several vehicles.

#### GARAGE

5.29m x 2.28m (17' 4" x 7' 6") having entrance door, power and lighting.

#### GOOD SIZED, ENCLOSED REAR GARDEN

with timber fencing surround, paved patio area, timber garden shed, steps leading to lawn with well stocked flower and shrub borders and a variety of trees and bushes.

### SERVICES

Company water, gas, electricity and mains drainage are available at the property. Please note, however, that no tests have been applied in respect of any services or appliances.

### TENURE

We are informed that the property is FREEHOLD although we have not had sight of the Title Deeds to verify this and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

### FIXTURES & FITTINGS

Items in the nature of fixtures and fittings are excluded unless mentioned herein.

### COUNCIL TAX

We understand from [www.voa.gov.uk](http://www.voa.gov.uk) that the property is listed under Council Tax Band E with Walsall Council.

### VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/11/07/24

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### MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in providing this, in order that there will be no delay in agreeing a sale.

### NOTICE FOR PEOPLE VIEWING PROPERTIES

Please note that all parties viewing the property do so at their own risk and neither the vendor nor the Agent accept any responsibility or liability as a result of any such viewing.

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