



Burford Close
Walsall
WS5 4HL
£250,000



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Burford Close

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WK Property are pleased to offer for sale this beautifully presented and modernised three bedroom terraced house located in the highly sought after cul de sac Burford Close. The property briefly comprises of a spacious lounge with patio doors leading into the conservatory, kitchen/diner which offers a variety of wall and base units and gives access to the utility space of the property. Onto the first floor with stairs from the entrance hall gives access to three bedrooms and the family bathroom. Two of the bedrooms are big enough for double beds and the third being large enough for a single. The family bathroom is equipped with a bath and shower separate along with a wash hand basin and low level W/C. The Rear garden consists of a patio area and steps leading to the well maintain lawn area of the property. The property further benefits from having double glazing and central heating throughout and is sold with NO CHAIN!!. To appreciate what this property has to offer a viewing is essential.



GROUND FLOOR

Entrance Hall

Doors leading off to kitchen/diner and lounge along with stairs to the first floor landing.

Family Lounge

9' 10" x 18' 09" (3.00m x 5.71m) Is equipped with a double glazed window to the front elevation of the property, ceiling light point, carpet flooring, double glazed sliding doors leading into the conservatory, radiator and TV Point.

Conservatory

8'05" x 9' 04" (2.57m x 2.84m) UPVC Double glazing throughout, double french doors leading into the patio/lawn area.

Kitchen/Diner

12' 06" x 18' 09" (3.81m x 5.71m) Offer a variety of wall and base units, spotlights, intergrated oven/hob with extractor hood over, space for large dining table and double glazed window to the front elevation of the property.

Utility Area

6' 03" x 11' 07" (1.91m x 3.53m) Is equipped with work surface space, spotlights, plumbing for washing machine/dishwasher and back door leading into rear garden area.

First Floor

Landing

With stairs leading from the entrance hall gives access to the three bedrooms of the property, family bathroom and hatch leading to loft.



Bedroom One

9' 03" x 13' 05" (2.82m x 4.09m) Is equipped with double glazed window to the front elevation of the property, ceiling light point, carpet flooring and central heating radiator.

Bedroom Two

9' 11" x 10' 02" (3.02m x 3.10m) Is equipped with double glazed window to the front elevation of the property, ceiling light point, carpet flooring, fitted wardrobes and central heating radiator.

Bedroom Three

7' 00" x 9' 04" (2.13m x 2.84m) Is equipped with double glazed window to the rear elevation of the property, ceiling light point, laminate flooring , airing cupboard and central heating radiator.

Family Bathroom

3' 00" x 6' 07" (0.91m x 2.01m) Benefits from having double glazed privacy window to the rear elevation of the property, bath and shower cubicle separate, wash hand basin and low level W/C.

OUTSIDE

Rear Garden

With access from the utility area or conservatory, gives access to patio area and stairs leading to well maintained lawn area.