



Woodend Road,  
Walsall, WS5 3BE

**£355,000**



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Set within a popular residential location and close to local shops, amenities, and schools, this neatly presented semi-detached property would make an ideal family home and an internal viewing is recommended to appreciate all it has to offer.

Approached via the block paved driveway and neat lawn area, you enter the property into the welcoming hallway which has stairs to the first floor and doors leading to; downstairs w/c, the lounge area which benefits from a feature gas fireplace and sliding doors to the rear garden, and the extended kitchen/ diner with multiple base and wall units, an integrated under-counter fridge and integrated dishwasher. There are sliding doors out to the pleasant rear garden and a door leading through to the useful garage.

To the first floor, there are three well-proportioned bedrooms. The two double bedrooms both benefit from fitted wardrobes. There is a good sized family bathroom with corner bath, over head shower, w/c and sink. There is an extension to the first floor making a potential fourth bedroom and shower room, it does need a doorway putting in from the landing.

Externally, the neatly maintained rear garden is laid mainly to lawn with patio area and edged with plants / bushes.







## Property Specification

SEMI DETACHED PROPERTY  
POPULAR RESIDENTIAL LOCATION  
CLOSE TO LOCAL SHOPS, AMENITIES AND SCHOOLS  
LIGHT & AIRY LIVING ROOM  
SPACIOUS KITCHEN / DINER

Lounge 7.20m (23'8") x 3.62m (11'11")

Hallway 2.97m (9'9") x 2.11m (6'11")

Kitchen/Dining Room 4.49m (14'9") x 2.57m (8'5")

Garage

WC 1.21m (4') x 1.05m (3'5")

Bedroom 2 3.17m (10'5") x 2.78m (9'1") plus 0.16m (0'6") x 0.16m (0'6")

Bedroom 3 2.96m (9'8") x 1.94m (6'4")

Bedroom 1 3.20m (10'6") x 2.78m (9'1")

Bathroom

Landing

Potential 4th Bedroom 6.54m (21'5") x 2.00m (6'7")



### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market:

### Viewer's Note:

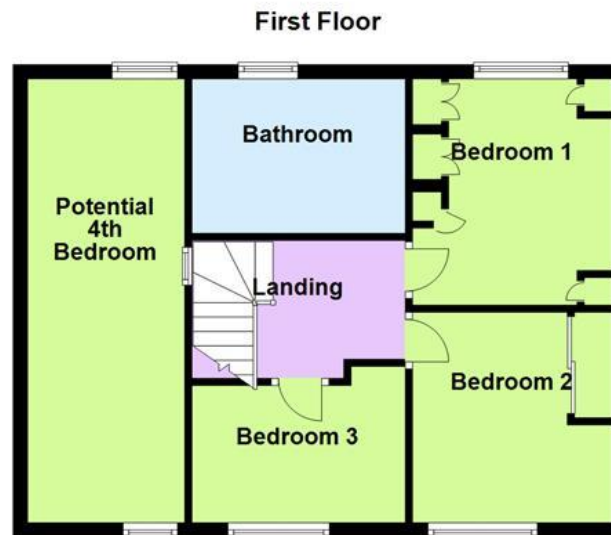
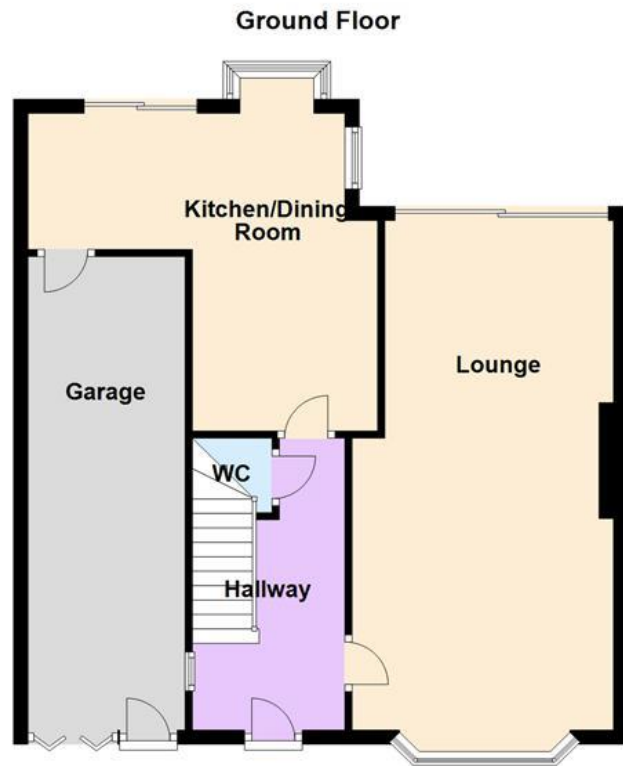
Services connected: Gas, Electricity, Water & Drainage

Council tax band: C

Tenure: Freehold

# Floor Plan

*This floor plan is not drawn to scale and is for illustration purposes only*



## Energy Efficiency Rating

**New  
Instruction  
Awaiting  
E.P.C.**

## Map Location

