



Woodend Road,
Walsall, WS5 3BG

£330,000

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Set in a popular residential location, within easy reach of amenities, schools and transport links and with the rear garden backing on to the canal, this semi-detached house offers neatly presented accommodation with and internal viewing is highly recommended.

Internal inspection reveals a welcoming entrance hallway with stairs to first floor and access to under-stairs storage cupboard, lounge with attractive wood flooring, bow window to the front elevation and bespoke, hand-made fireplace and well-appointed kitchen / diner which has a range of wall / base units, integrated fridge, freezer, dishwasher, Samsung "Chef Collection" microwave oven and separate oven and access to large conservatory which overlooks the rear garden.

To the first floor there are three bedrooms (two good sized doubles and a single), bathroom with white suite comprising WC, wash basin and bath and access to the boarded loft space via a fold-out ladder.

Externally, the good-sized rear garden is laid mainly to lawn with a selection of trees / bushes, brick-built outbuilding with power, lighting and plumbing and a decked seating area overlooking the canal and there is driveway parking available to the front of the property.





Property Specification

NEATLY PRESENTED, SEMI-DETACHED HOUSE
POPULAR RESIDENTIAL LOCATION
GOOD SIZED GARDEN BACKING ON TO CANAL
LOUNGE WITH FEATURE FIREPLACE
L-SHAPED KITCHEN / DINER

Hall

Living Room

4.12m (13'6") x 3.61m (11'10")

Kitchen / Dining Room

5.87m (19'3") max x 4.46m (14'8") max

Conservatory

5.26m (17'3") x 2.80m (9'2") max

Landing

Bedroom 1

3.61m (11'10") x 3.17m (10'5")

Bedroom 2

3.61m (11'10") x 3.17m (10'5")

Bedroom 3

2.10m (6'11") x 2.02m (6'7")

Bathroom

2.24m (7'4") x 2.10m (6'11")

Agent's Note:

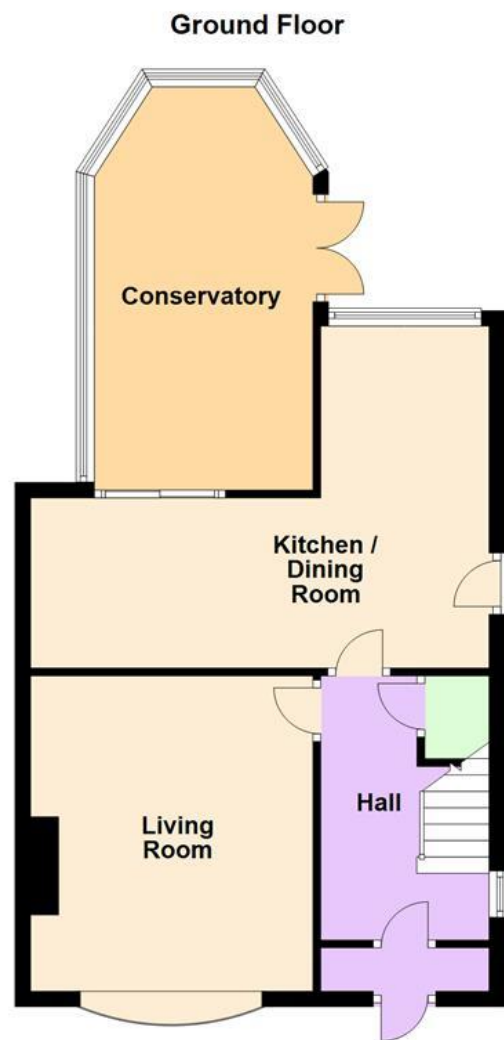
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Came on the market:

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Map Location

