



Woodend Road,  
Walsall, WS5 3BG

£330,000

£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.





### 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:

## 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")

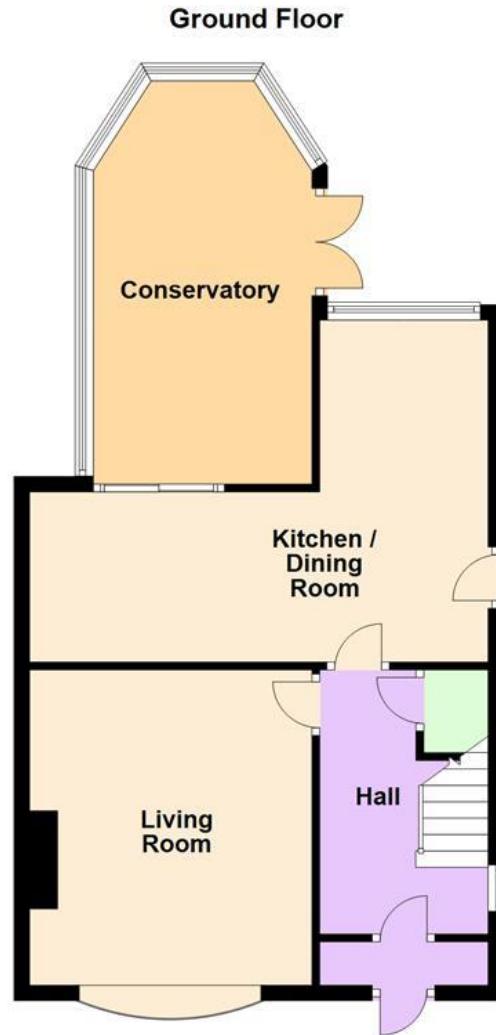
**Bathroom**  
2.24m (7'4") x 2.10m (6'11")

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

## Map Location

