



Collins Road
Walsall Wood

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Lovett&Co. Estate Agents are pleased to offer for sale this spacious three bedroom semi-detached family home situated in a popular residential area of Walsall Wood with excellent local schooling.

The property is being offered with NO ONWARD CHAIN.

It briefly comprises: porch, entrance hallway, spacious front lounge, kitchen with dining area opening to the rear conservatory, integral garage, landing, modern family bathroom and three well proportioned bedrooms.

Externally there is a private block paved driveway with parking for at least three vehicles, plus a large private rear garden with decking area and hot tub (included), fish pond, lawn perfect for children and pets plus a large shed store at the rear.

Other benefits include UPVC double glazing and gas central heating throughout.

The property is just a short walk away from local amenities including: shops, pubs, takeaways and the new Oak Park leisure centre plus the Brownhills high street. There is also a wide range of amenities in Cannock, Lichfield & Walsall town centres being close by. Commuter benefits include A5, A38 and the M6 toll Road linking the Midlands Motorway network and there are both Cross and Inter City railway lines also available from Cannock & Walsall. Good local schooling is also available with the property being in the catchment area for two outstanding schools.

RECEPTION HALL:

Accessed via the entrance porch it features: laminate flooring, ceiling light point, radiator, stairs to the first floor with under stair cupboard, doors to the lounge and kitchen.

LOUNGE:

12' 0" x 16' 5" into bay (3.65m x 5.00m)
Feature fireplace with fitted coal effect gas fire, laminate flooring, TV aerial & phone sockets, ceiling



light point, bay window to the front, sliding doors to the dining area.

KITCHEN:

11' 6" x 8' 5" (3.50m x 2.56m)
Range of matching wall and base units incorporating display cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated oven and 4 ring gas hob with extractor hood, integrated dishwasher, space for further white goods, windows to the rear, door to the garage and open plan to the dining area and conservatory.

DINING AREA:

10' 8" x 8' 10" (3.25m x 2.68m)
Laminate flooring, ceiling light point, radiator, openings to the kitchen and conservatory, sliding doors to the lounge.

CONSERVATORY:

11' 4" x 8' 9" (3.45m x 2.67m)
Pitched glass roof with UPVC frame on a brick base, laminate flooring, light point, air-con/heater unit, French doors to the rear garden.

INTEGRAL GARAGE:

7' 1" x 18' 1" (2.16m x 5.51m)
Up and over front door, light and electric points, door to the rear garden.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, window to the side, doors off to three bedrooms, family bathroom and access to the loft hatch.

MASTER BEDROOM:

11' 9" x 13' 10" into bay (3.58m x 4.22m)
Built in wardrobes, laminate flooring, radiator, ceiling light point and bay window to the front.

BEDROOM TWO:

11' 0" x 12' 0" (3.35m x 3.65m)
Laminate flooring, ceiling light point, radiator, window to the rear.





BEDROOM THREE

6' 5" x 7' 3" (1.95m x 2.20m)

Laminate flooring, ceiling light point, radiator, window to the front.

FAMILY BATHROOM:

Modern fitted white suite comprising: Jacuzzi bath, separate shower cubicle, pedestal wash hand basin, low level W/C, wall tiling, laminate flooring, ceiling spot lights, towel rail and windows to the side and rear.

VIEWING:

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

DISCLAIMER:

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