



Beechtree Road, Walsall Wood  
Walsall, WS9 9LS

**Offers Over £200,000**



# Walsall Wood

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Beechtree Road is situated in a much sought after residential location and is brought to the market offering much improved and well presented accommodation.

Making an ideal first time purchase, the property is approached via a paved driveway giving the occupier the advantage of off road parking and leads to the front door entrance.

Internally, the ground floor benefits from a reception porch leading into the hallway with doors off. To the front of the property there is a well presented lounge which benefits from bow window overlooking the front elevation. To the rear of the ground floor, there is an separate dining room which has stairs leading to the first floor and sliding doors to the additional sun room/conservatory. Continuing through, there is an modern 'In-Toto' electric kitchen which benefits from a comprehensive range of high gloss wall and base units with electric opening and lighting, inset sink units and a range of appliances including dishwasher, 'Neff' induction hob, 'Neff' cooker and extractor hood. The kitchen also provides access to the useful covered side entry with downstairs w/c and store.

To the first floor, there are two excellent double bedrooms along with a further single bedroom and re-fitted well appointed family bathroom. The bathroom has been modernised to a high standard and benefits from bath with shower over, low level w/c and wash hand basin.

To the rear there is a good garden which is mainly laid to lawn with a paved patio area along with an impressive decked area.

Viewing is recommended at the earliest possible opportunity to fully appreciate the quality of accommodation being offered for sale.





## Property Specification

MODERNISED AND WELL PRESENTED THROUGHOUT  
THREE BEDROOMS  
LOUNGE & SEPARATE DINING ROOM  
SUN ROOM/CONSERVATORY  
MODERN 'IN-TOTO' ELECTRIC KITCHEN

Porch

Hallway

Lounge 13' 4" x 11' 5" (4.06m x 3.48m)

Dining Room 13' 1" x 12' 0" (3.98m x 3.65m)

Sun Room/Conservatory 9' 4" x 9' 0" (2.84m x 2.74m)

L Shaped Kitchen 16' 7" x 8' 5" x 5' 7" (5.05m x 2.56m x 1.70m)

Covered Side Passage

Bedroom One 13' 4" x 11' 3" (4.06m x 3.43m)

Bedroom Two 13' 3" x 12' 2" (4.04m x 3.71m)

Bedroom Three 6' 7" x 4' 4" (2.01m x 1.32m)

Family Bathroom

### 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: 5th October 2021

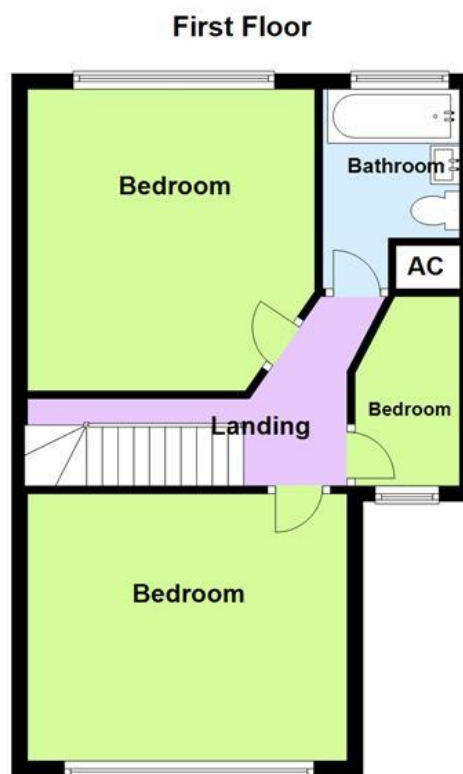
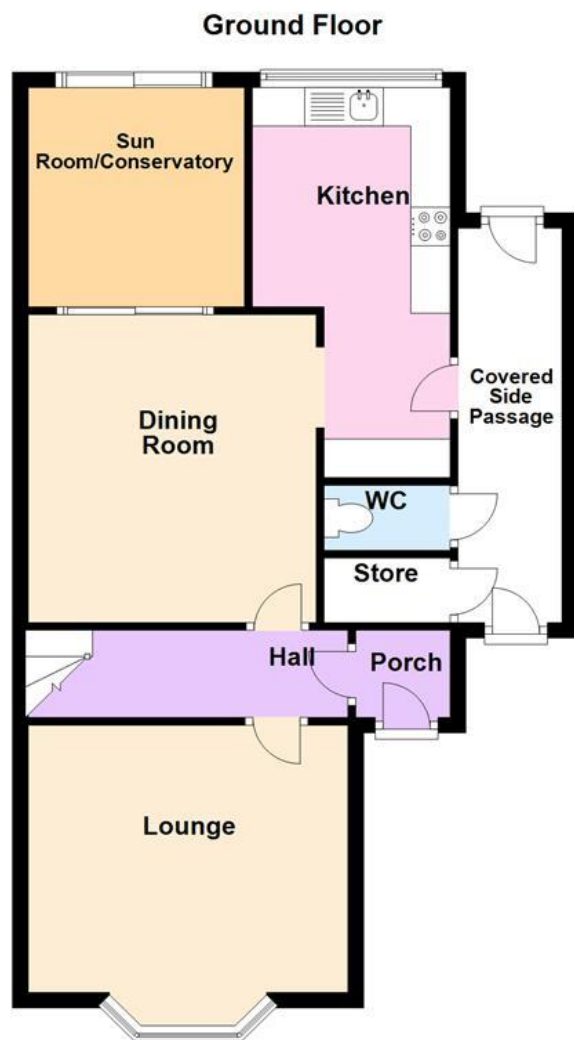
### Viewer's Note:

Services connected: Gas, Electric, Drainage & Water  
Council tax band: B  
Tenure: Freehold



# Floor Plan

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



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D		
39-54	E	51   E	
21-38	F		
1-20	G		

## Map Location

