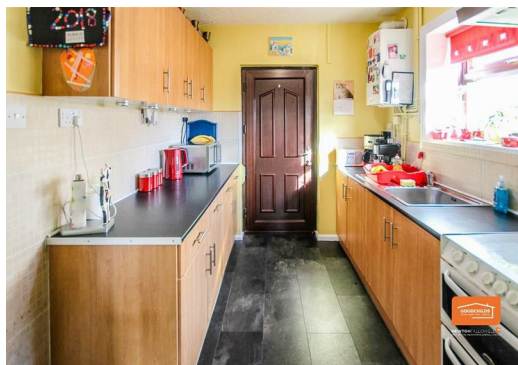




Archer Road, Leamore

Walsall, West Midlands, WS3 1AW

Offers In Excess Of £125,000



WELL PRESENTED IDEAL FIRST TIME BUYERS PROPERTY LOCATED ON A SIDE STREET BETWEEN BLOXWICH AND WALSALL.

Goodchilds Estate Agents are delighted to offer this very well presented three bedroom semi-detached property ideal for first time buyers and located in a side street close to all local amenities. The property is set behind a tarmac driveway for two vehicles and comprises of a hallway, main lounge, fitted kitchen with a dining room off, a laundry room and guest WC complete the ground floor. To the first floor are three good sized bedrooms and a modern bathroom. In addition the property benefits from gas central heating (Worcester Bosch combi), double glazing and an enclosed and well maintained rear garden.

Entrance Hall



The entrance hall has stairs to the first floor, under stairs storage and doors into the lounge and kitchen.

Lounge

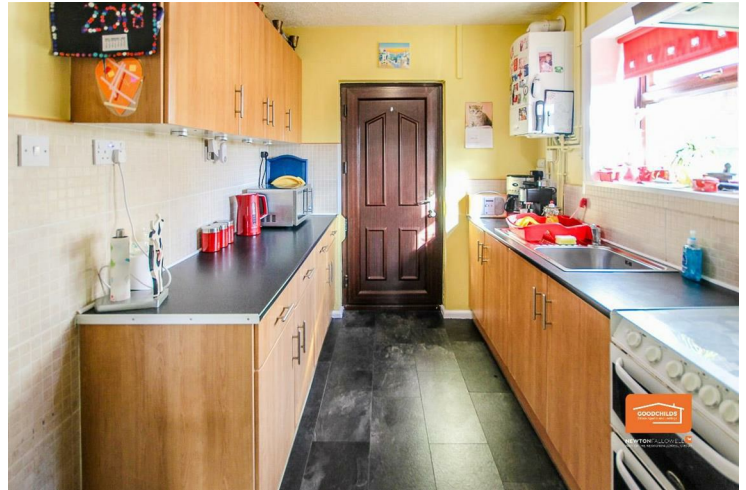
14'7" x 10'5" (4.47m x 3.2m)



The spacious main lounge has a walk-in bay window with a fitted seating area and a gas fireplace.

Kitchen

10'3" x 7'6" (3.13m x 2.31m)



The fitted kitchen has ample storage units, a wall mounted Worcester boiler and doors to the dining room and the rear laundry room and WC.

Dining Room

12'11" x 10'4" (3.96m x 3.16m)



The second reception room has a double glazed window overlooking the rear garden.

Rear Store/WC

Off the kitchen is a rear lobby area with doors accessing the rear garden, a WC and a store with space and provisions for appliances.

First Floor



Bedroom One

11'1" 10'7" (3.38m 3.24m)



The main bedroom has two built in wardrobes and a double glazed window to the front

Bedroom Two

13'1" x 9'0" (4m x 2.75m)



The second double bedroom has a built-in wardrobe and a double glazed window to the rear.

Bedroom Three

10'0" x 7'1" (3.06m x 2.17m)



The third bedroom has a built in cupboard and a double glazed window to the front.

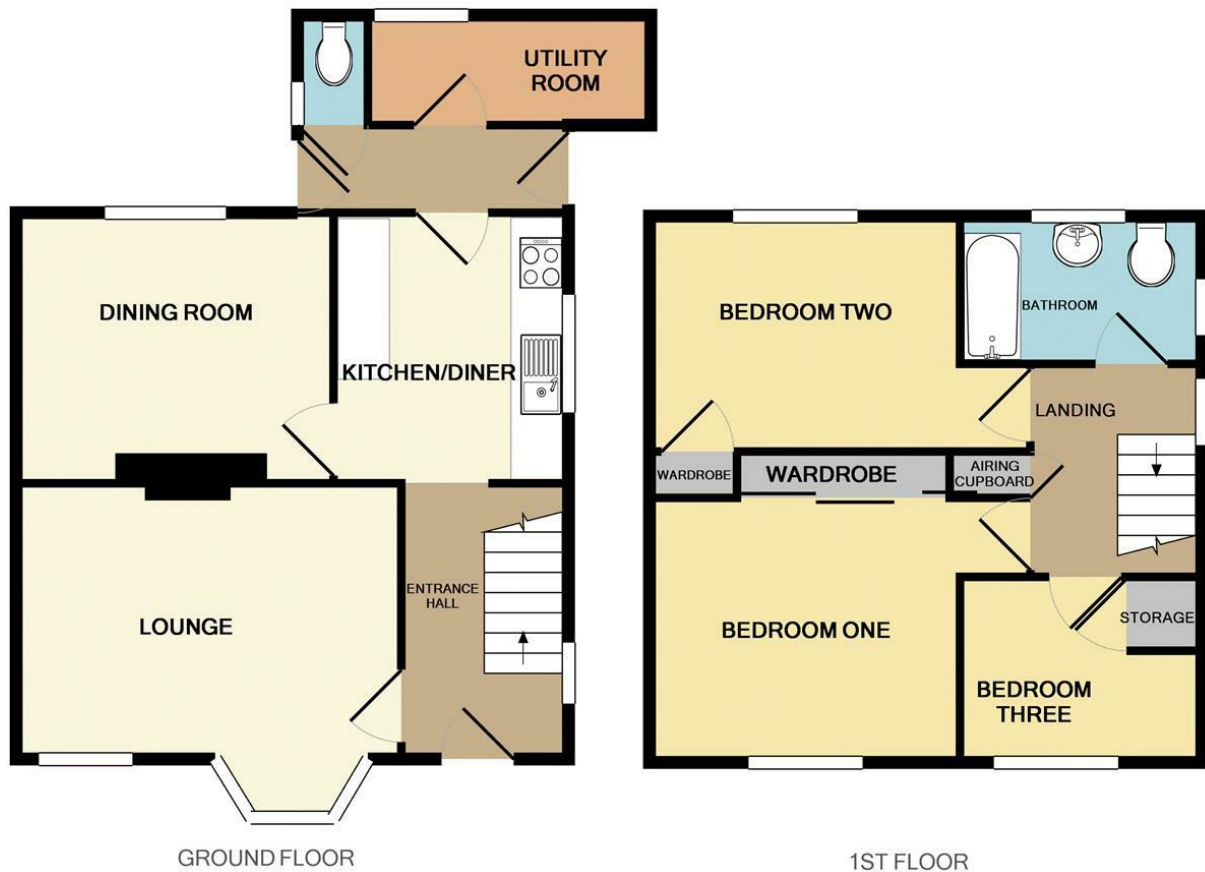
Bathroom



Has a modern white suite

Rear Garden

The fully enclosed rear garden has a patio area and a lawned garden.

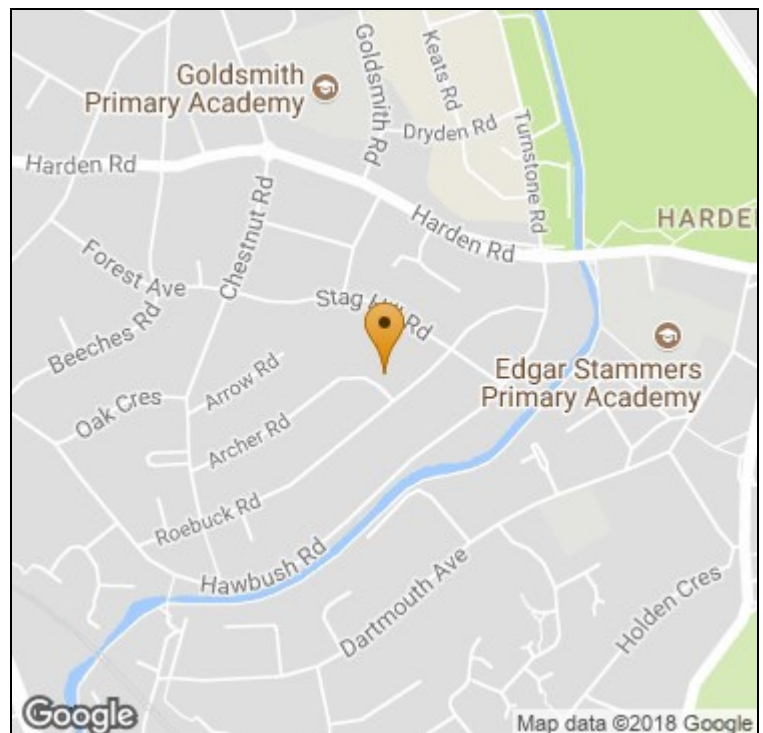


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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