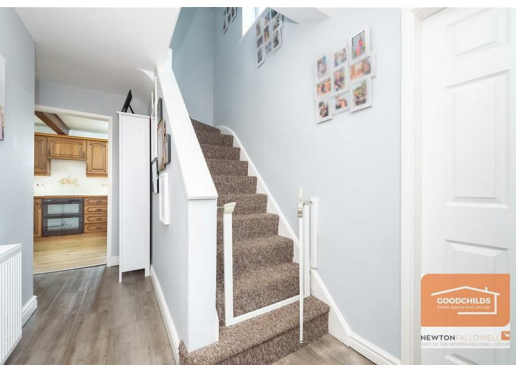




## Collins Road, Shire Oak

, WS8 7AW

O.I.R.O £230,000





Goodchild's are please to offer this Four bedroom semi detached property benefitting from gas central heating, double glazed windows and off road parking.  
In brief the property comprises of entrance hall, lounge, kitchen, utility, downstairs toilet, garage, three double bedrooms, one single bedroom, bathroom, garden and storage shed with electric

VIEWING IS ESSENTIAL.

Freehold.

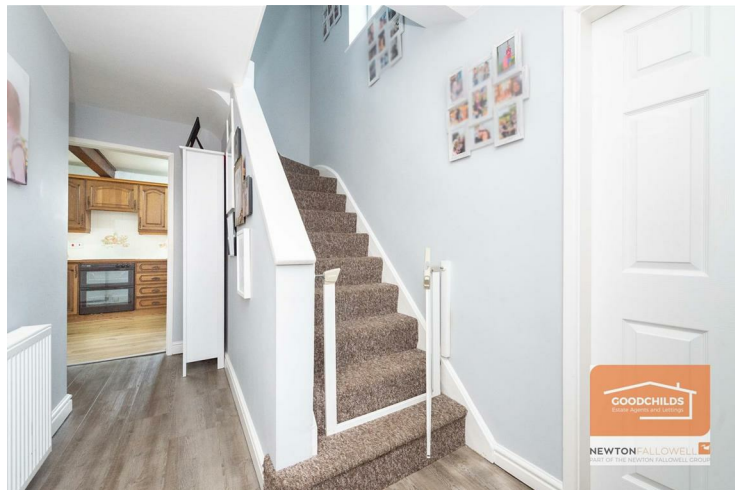
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation

### Front View



Tarmac drive and parking for 4 plus car.

### Entrance Hall



Entrance hall giving access to the lounge, bedroom four, kitchen and first floor.

### Lounge



Carpet flooring, wall mounted radiator, feature fireplace and large bay window over looking the front of the property.

### Bedroom Four



Large double bedroom located on the ground floor over looking the front of the property.

### Kitchen



Range of wall and base units space for a cooker, washing machine and fridge. Window over looking the rear garden, door giving access to the utility and WC.

### Utility Area & Downstairs WC



Space for appliances and boiler, door leading to the wc and door leading to the rear garden.

### Landing



Giving access to the three bedrooms and bathroom

### Bedroom One



Large corner plot garden, storage shed with electrics and rear gate to the separate garage located to the rear of the property with more parking. Side gate located at the front of the garden also.

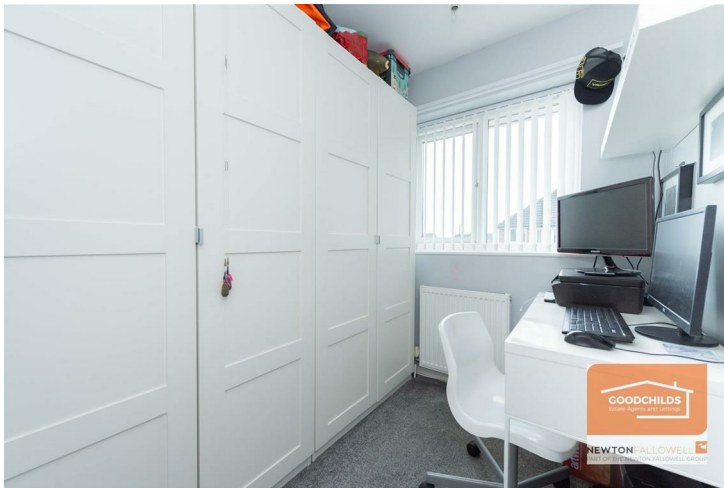
Large double bedroom, bay window over looking the front of the property and wall mounted radiator.

### Bedroom Two



Double bedroom, window over looking the rear garden and wall mounted radiator.

### Bedroom Three



Single bedroom, wall mounted radiator and window over looking the front of the property.

### Bathroom

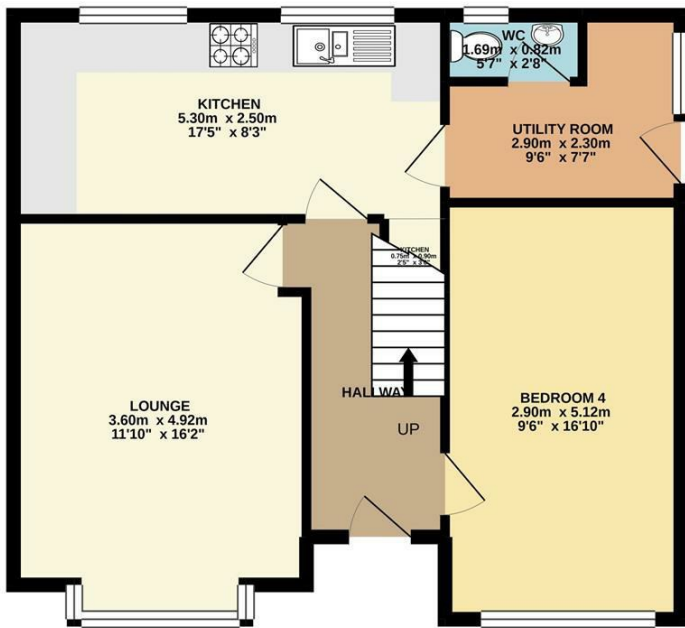


Modern fully fitted bathroom with his and hers sinks and walk in shower. Heated towel rail and window overlooking the rear garden.

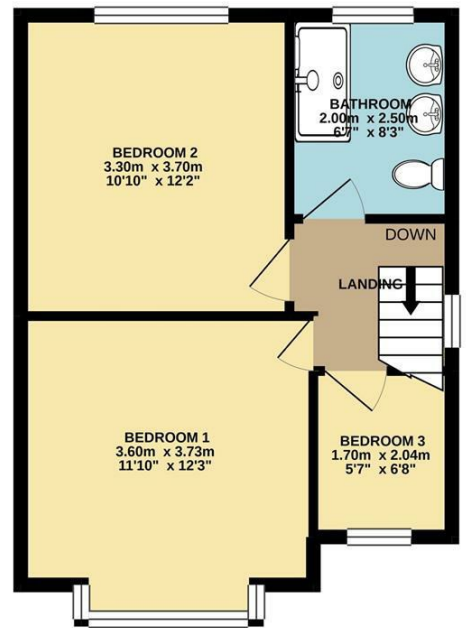
### Garden



GROUND FLOOR  
58.5 sq.m. (630 sq.ft.) approx.

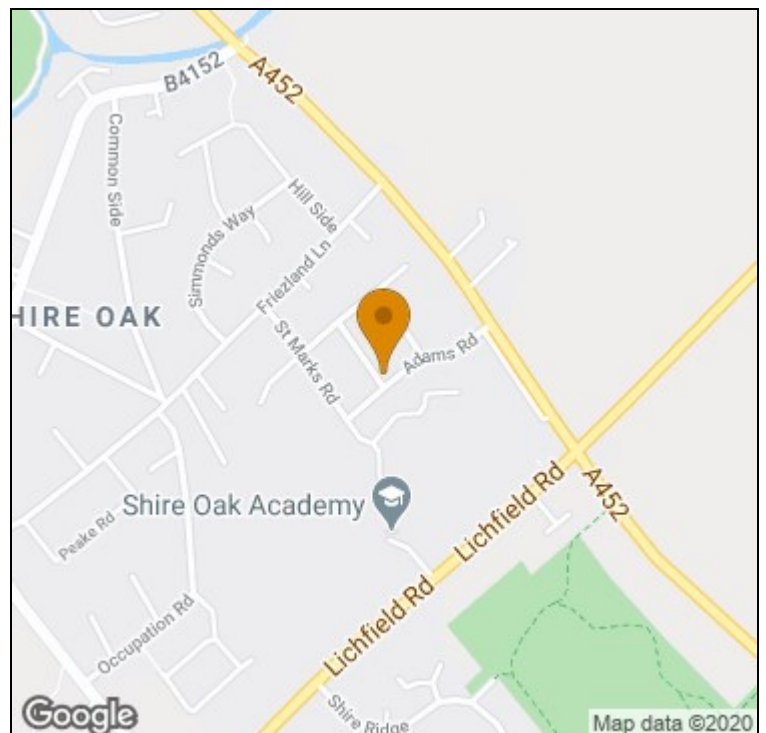
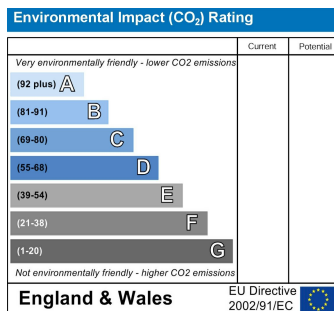
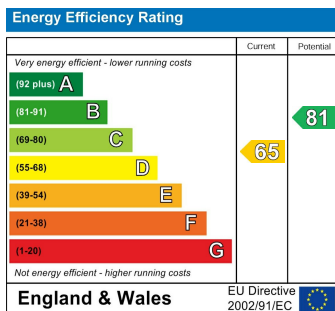


1ST FLOOR  
37.0 sq.m. (398 sq.ft.) approx.



TOTAL FLOOR AREA : 95.5 sq.m. (1028 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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