



Friezland Lane,
Walsall, West Midlands, WS8 7DA
O.I.R.O £250,000



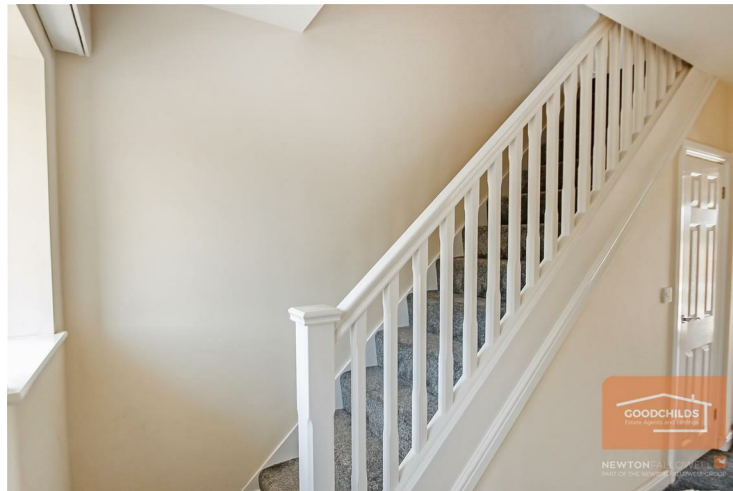
*****VIDEO TOUR AVAILABLE ON REQUEST*****

*****NO UPWARD CHAIN*****

Goodchilds are pleased to offer this beautiful fully refurbished to a high standard four bedroom detached house. Benefiting from Gas Central Heating and Double Glazing throughout. In brief the property includes:-

Front Lounge, Rear Kitchen/Diner, WC, FOUR bedrooms (Master Bedroom with En-suite) Family Bathroom, Driveway and Rear Garden.

Entrance Hall



Stairs leading to first floor accommodation and doors leading through to Lounge, Kitchen/Diner and WC. Wall mounted radiator and Double glazed window to the front of the property

Lounge

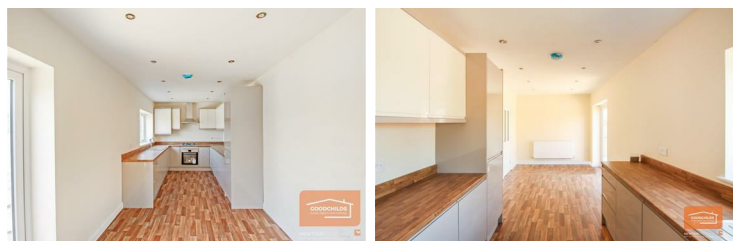
17'0" x 12'2"



Large front lounge with double glazed window to the front of the property and wall mounted radiator

Kitchen/Diner

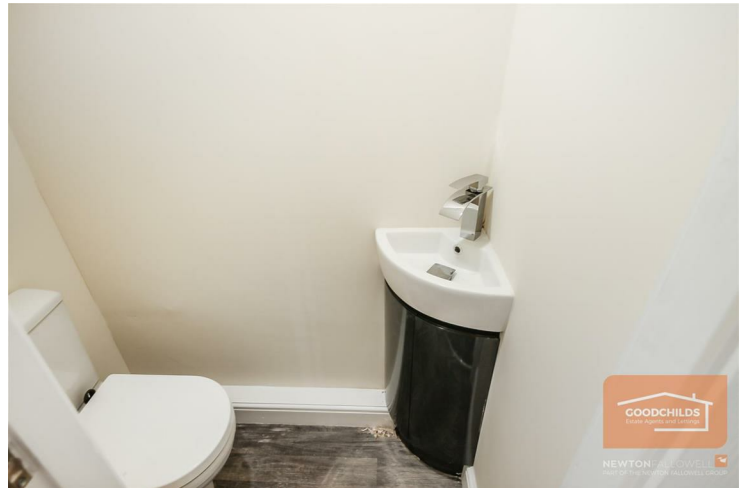
24'5" x 8'10"



Modern wall and base units with soft close doors and wood effect work surface over, one and a half bowl sink unit with matching drainer, range of built in appliances including fridge/freezer, dishwasher, washing machine/dryer, electric oven, gas hob with

extractor hood over and spot lighting to ceiling. Double glazed window and patio doors over looking the rear garden.

WC



Low level WC, hand wash basin and extractor fan.

Master Bedroom

13'1" (max) 9'6" (min) x 11'2" (max)



Double glazed window overlooking the front of the property, wall mounted radiator and door leading through to:

En-suite

Double glazed window over looking the side of the property, radiator, corner shower cubicle, vanity unit housing hand wash basin, enclosed WC and extractor fan.

Bedroom Two

13'3" (max) 10'0" (min) x 11'5" (min)



Double glazed window over looking the front of the property and wall mounted radiator,

Bedroom Four

8'8" (max) 6'10" (min) x 8'7"



Double glazed window over looking the rear of the property and wall mounted radiator.

Bedroom Three

8'4" x 7'1"



Double glazed window overlooking the rear of the property and wall mounted radiator.

Bathroom

Double glazed window over looking the rear of the property, wall mounted radiator, modern white bathroom suite - bath with shower screen and shower over, vanity unit housing hand wash basin, enclosed WC, extractor fan and spot lighting to ceiling.



Ground Floor

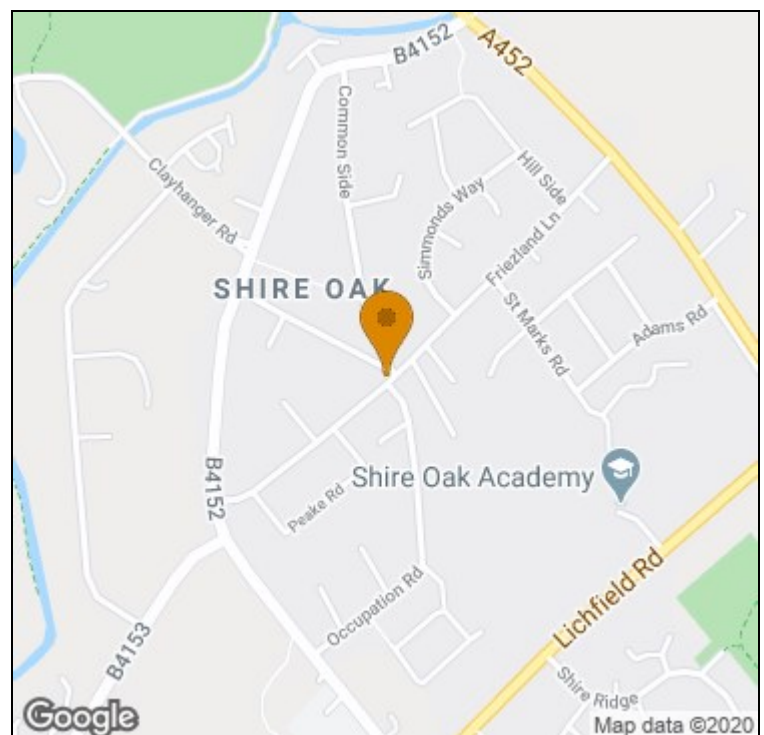


First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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	87

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	68



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