



£245,000

Goscote Place, Walsall

Detached House | 3 Bedrooms | 2 Bathrooms

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# Step Inside

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## Key Features

- DETACHED PROPERTY
- 3 WELL-SIZED BEDROOMS
- MASTER BEDROOM WITH EN-SUITE
- SPACIOUS LIVING ROOM
- MODERN KITCHEN AND DINING AREA
- LARGE REAR GARDEN WITH PATIO
- GROUND FLOOR WC
- TILED FAMILY BATHROOM
- QUIET LOCATION
- TWO ALLOCATED PARKING SPACES

## Property Description

MODERN 3-BEDROOM DETACHED HOUSE IN WS3 WITH EN-SUITE AND SPACIOUS GARDEN

This well-presented 3-bedroom detached property is located in a highly sought-after residential area of WS3. Featuring a bright and airy interior, spacious garden, and modern finishes, this home is perfect for families or professionals seeking stylish, contemporary living. The property includes a master bedroom with en-suite, open-plan kitchen/diner, and a cosy living room with ample natural light.

ENERGY PERFORMANCE:

This property boasts a B-rated EPC with a current score of 83 and the potential to achieve A. It is highly energy-efficient with low annual energy costs for heating, hot water, and lighting

## Main Particulars

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### Room Details: -

**Foyer** - 1.23m x 5.12m (4'0" x 16'9") - Welcoming entrance with neutral décor and access to the living room and upstairs.

**Living Room** - 3.68m x 4.18m (12'0" x 13'8") - A spacious, light-filled living area featuring sleek wooden flooring, a large window, and a modern layout, perfect for relaxation and entertainment.

**Kitchen** - 2.71m x 3.14m (8'10" x 10'3") - Contemporary open-plan kitchen/diner with modern appliances, ample storage, and direct access to the garden.

**Dining Area** - (1.89m x 3.12m ((6'2" x 10'2")) - The dining area comfortably accommodates a family dining set.

**Downstairs Wc** - 1.69m x 0.84m (5'6" x 2'9") - Conveniently located on the ground floor, fully tiled and equipped with modern fittings.

**Master Bedroom** - 3.78m x 3.27m (12'4" x 10'8") - A spacious double room with a luxurious en-suite, built-in wardrobe, and a calming grey-toned feature wall.

**En-Suite** - 1.51m x 2.27m (4'11" x 7'5") - Modern en-suite with walk-in shower, WC, and sink. Stylishly tiled throughout.

### Bedroom 2

- 2.62m x 3.21m (8'7" x 10'6") - Another good-sized double bedroom, currently used as a home office. Ideal for guests or family.

**Bedroom 3** - 1.87m x 2.22m (6'1" x 7'3") - Versatile room, perfect as a nursery, guest room, or hobby room.

**Family Bathroom** - 2.63m x 1.67m (8'7" x 5'5") - Well-maintained family bathroom, featuring a bathtub, WC, and sink, finished with modern tiling.

**Garden** - Generous rear garden with a patio area, a large wooden shed, and space for outdoor seating or entertaining. Well-kept lawn perfect for family activities.

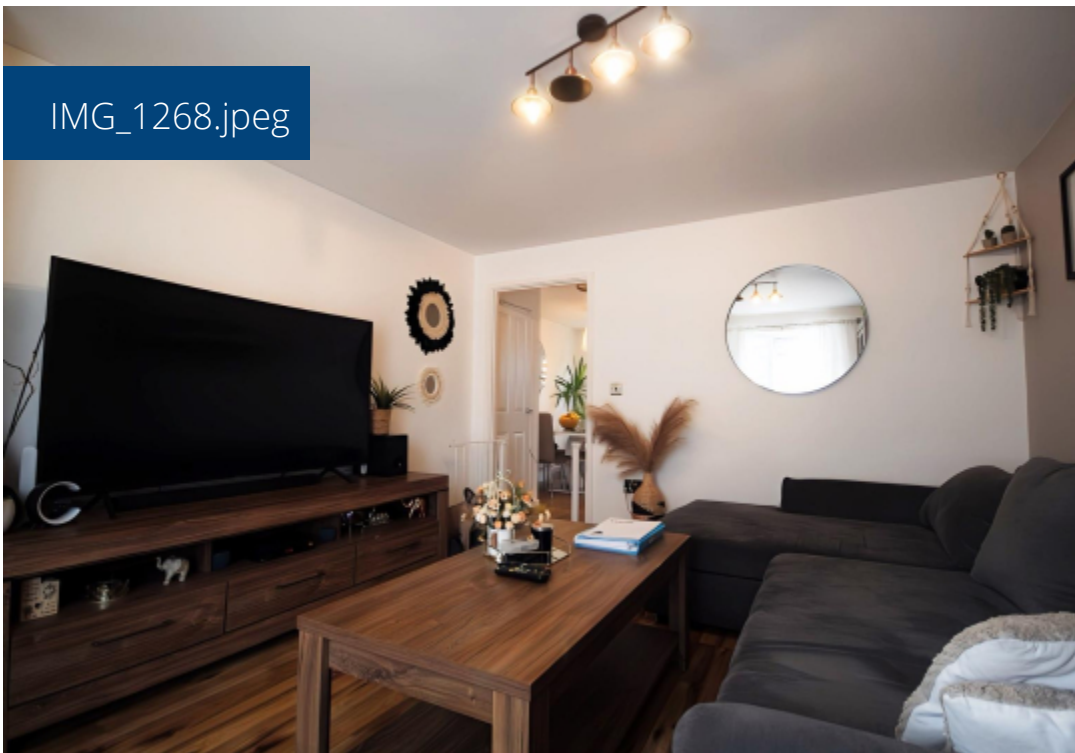
This fantastic family home is not to be missed. With a strong energy performance rating of B, this property promises low energy costs and a comfortable living environment.

Contact us today to arrange a viewing and make this beautiful property your new home!

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Kitchen



Dining Area





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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 14430791 Registered Office: , 549 Bloxwich Road, Bloxwich, WS3 2XD



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