

CHRIS FOSTER & Daughter

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41 Woodend Road, Walsall, WS5 3BQ **Asking Price £400,000**

Chris Foster & Daughter are pleased to offer for sale this deceptively spacious, superbly extended, three bedroom semi-detached property in a much sought after cul-de-sac location on the outskirts of Walsall. The generously proportioned, light and airy accommodation comprises in brief: porch, entrance hallway, extended lounge, sitting room room, good sized conservatory, extended dining kitchen, ground floor w.c/utility, three double bedrooms, master ensuite and a modern shower room.

Further benefits include uPVC double glazing and central heating (both where specified), front and rear gardens, multi-vehicle driveway and detached garage. Immediate viewing of this wonderful family home is highly recommended in order to avoid genuine disappointment.

Council Tax Band - C
Local Authority - Walsall
EPC Rating - C



6-8 Beacon Buildings, Leighswood Road, Aldridge, WS9 8AA

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Chris Foster & Daughter Limited – Registered in England and Wales
Company Number: 11253248



41 Woodend Road, Walsall



Lounge



Lounge



Sitting Room



Dining Kitchen



Kitchen



Kitchen

41 Woodend Road, Walsall



Breakfast Area



Conservatory



W.C/Utility



Master Bedroom



Master Bedroom



Master Bedroom

41 Woodend Road, Walsall



Ensuite



Bedroom Two



Bedroom Three



Shower Room



Garden



Garden

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Walsall

Walsall town centre offers a shopping area with all main facilities available, all enhanced by its proximity to the Motorway complex with junction 10 of the M6 within 2 miles which in turn gives further access to the M5, M54, M42 and M6 Toll Road bringing all main centres of the West Midlands conurbation with Birmingham International Airport, Rail Link, and the National Exhibition Centre within easy distance. Other centres close at hand include Aldridge, Sutton Coldfield, Tamworth and Birmingham.

Schools for children of all ages are readily available including the highly regarded Queen Mary's Grammar school for boys and High school for girls and St Francis of Assisi Catholic Technology College at Aldridge (catchments should be checked).

The town enjoys all the usual leisure and cultural activities and is fortunate also in having excellent cricket, rugby, hockey and golf clubs.

Frontage

The property has an attractive and well stocked lawned front garden flanked by generous multi-vehicle brick-paved driveway. Path leads to door to:-

Porch

With door to:-

Hallway

With stairs rising to the first floor, under-stairs cupboard, central heating radiator and doors off to:-

Sitting Room

3.63m max x 3.63m max into bay (11'11" max x 11'11" max into bay)

Having central heating radiator and uPVC double glazed bay window to the front.

Lounge

5.11m max x 3.28m max 2.87m min (16'9" max x 10'9" max 9'5" min)

Having central heating radiator and uPVC double glazed french doors to:-

Conservatory

4.27m x 3.07m (14'0" x 10'1")

With tiled floor, uPVC double glazed windows to the side and rear and uPVC double glazed french doors to the side.

Dining Breakfast Kitchen

5.99m max x 5.31m max (19'8" max x 17'5" max)

Having a range of eye and base level units with work surface over incorporating single drainer sink unit, range style cooker, extractor, tiled splashbacks, tiled floor, two central heating radiators, built-in storage cupboard, uPVC double glazed windows to front and side, uPVC double glazed french doors to the rear and door to:-

W.C/Utility

2.08m max x 1.91m max (6'10" max x 6'3" max)

With low flush w.c, pedestal wash hand basin, base level unit with work surface over, plumbing for appliance, central heating radiator and frosted uPVC double glazed window to the side.

First Floor Landing

With loft access and doors off to:-

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Master Bedroom

5.11m max x 4.22m (16'9" max x 13'10")

Having two central heating radiators, two uPVC double glazed windows to the front and door to:-

Ensuite

Having suite comprising shower cubicle with built-in shower, wash hand basin, integrated low flush w.c, heated towel rail and frosted uPVC double glazed window to the rear.

Bedroom Two

3.63m x 3.18m (11'11" x 10'5")

With central heating radiator and uPVC double glazed window to the rear.

Bedroom Three

3.53m min x 3.15m max (11'7" min x 10'4" max)

With central heating radiator and uPVC double glazed window to the front.

Shower Room

Having a modern suite comprising shower cubicle with built-in shower, wash hand basin, integrated low flush w.c, tiled floor, heated towel rail, tiled walls and frosted uPVC double glazed window to the rear.

Detached Side Garage

4.90m xx 4.52m (16'1" xx 14'10")

With windows to side and rear, double doors to the front and door to the side.

Rear Garden

Having a brick-paved patio with steps up to good sized lawned garden beyond with mature shrub borders

We understand the property is Freehold with vacant possession upon completion.

SERVICES All main services are connected together with telephone point subject to the usual regulations. A plentiful supply of power points are installed throughout the property.

FIXTURES AND FITTINGS All items specified in these sales particulars pass with the property. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Buyers are advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. Buyers are advised to obtain verification from their Solicitor. Misrepresentation Act 1967 These particulars, whilst believed to be correct, are provided for guidance only and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but should satisfy themselves by inspection or otherwise as to their accuracy. All photographs are intended to show a representation of the property and any items featured should be assumed not to be included unless stated within these sales particulars.

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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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