



Simmonds Road | Bloxwich, Walsall | WS3 3PU

Offers Over £300,000



Summary

****MUCH IMPORVED AND EXTENDED THREE BEDROOM HOME** BEAUTIFUL OUTLOOK TO THE REAR BACKING ONTO CANAL ** TRADITIONAL SEMI DETACHED HOUSE ** DECEPTIVELY SPACIOUS ** MODERN SHOWER ROOM/WC ON FIRST FLOOR ** SPACIOUS FRONT SITTING/LIVING ROOM ** STUDY/OFFICE ** STUNNING RE-FITTED MODERN OPEN PLAN KITCHEN/FAMILY DINING AND ENTERTAINING ROOM ** DOUBLE WIDTH DRIVEWAY ** PRIVATE MATURE REAR GARDEN ****

Welcome to this beautifully extended three-bedroom home on Simmonds Road, offering breathtaking open views over green fields and a serene canal-side setting. Step inside through the welcoming hall, where you'll find a study and stairs leading to the first floor. To the front, a spacious lounge with a charming bay window provides a cozy yet elegant living space. Double doors open into the heart of the home an impressive extended living kitchen diner. This stunning area features a refitted modern kitchen, guest WC, and skylights that flood the space with natural light. Patio doors lead seamlessly to the rear garden, creating the perfect indoor-outdoor living experience. Upstairs, three generously sized bedrooms offer comfortable accommodation, complemented by a stylishly refitted shower room the vendor has advised that the loft houses Velux windows, boarded and electrics.

Key Features

- HIGHLY IMPRESSIVE THREE BEDROOM SEMI DETACHED HOUSE
- BEAUTIFUL OUTLOOK BACKING ONTO CANAL
- STUNNING OPEN PLAN MODERN KITCHEN/FAMILY DINING SITTING ROOM
- DOUBLE WIDTH FRONT DRIVEWAY
- CLOSE TO SCHOOLS, SHOPS AND LOCAL AMENITIES
- EXTENDED AND IMPROVED TO A VERY HIGH STANDARD
- SPACIOUS FRONT SITTING/LIVING ROOM
- MODERN SHOWER ROOM AND GUEST WC
- PRIVATE MATUTRE REAR GARDEN
- CALL WEBBS ON 01922 663399 TO SECURE YOUR VIEWING TODAY!!!

Rooms and Dimensions

Reception hallway

Front sitting/living room

14'9" x 11'7" (4.52m x 3.55m)

Study/office

12'0" x 3'10" (3.67m x 1.19m)

Open plan kitchen/family dining sitting room

23'5" x 17'5" (7.15m x 5.33m)

Guest WC

First floor landing

Bedroom one

10'5" x 10'0" (3.18m x 3.07m)

Bedroom two

10'0" x 10'0" (3.07m x 3.07m)

Bedroom three

9'6" x 7'2" (2.90m x 2.20m)

Shower room/WC

7'5" x 5'5" (2.27m x 1.67m)

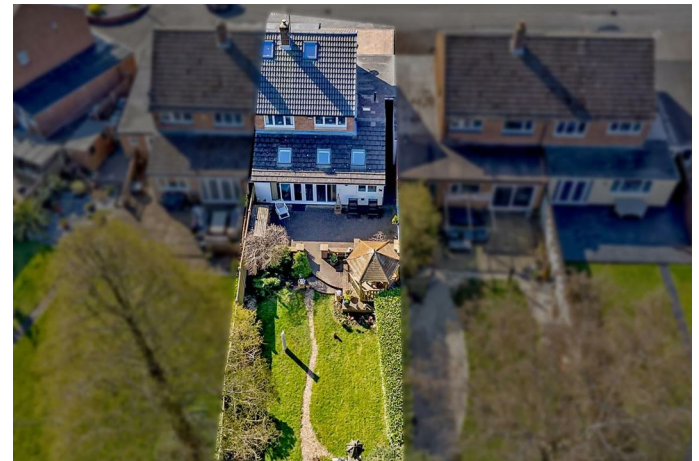
Front driveway

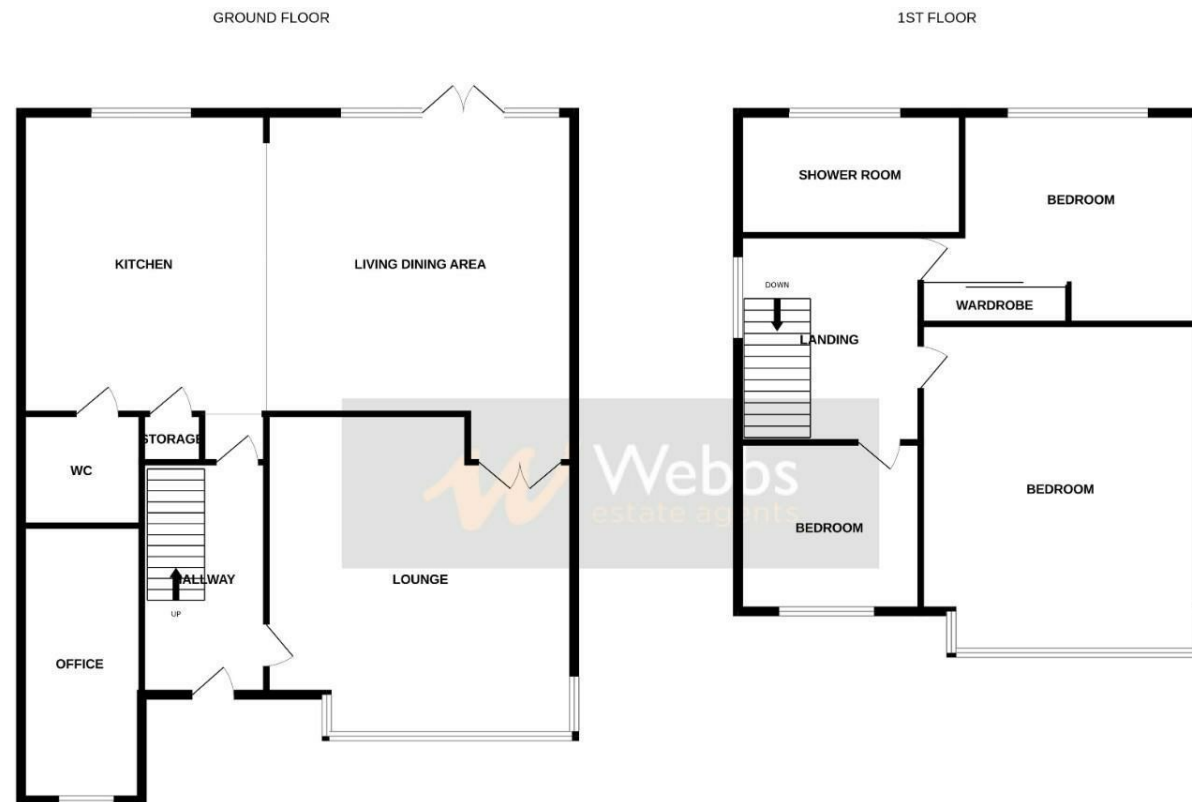
Private rear garden

Identification Checks B

Agent Notes

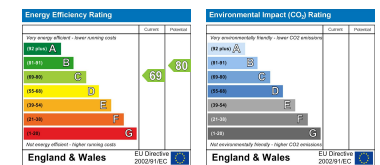






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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