



**Buxton Road | Bloxwich, Walsall | WS3 3RS**

**Offers In The Region Of £180,000**





## Summary

**\*\*MUCH IMPROVED TWO BEDROOM HOME\*\*BREAKFAST KITCHEN\*\*GUEST WC\*\*LANDSCAPED FRONT AND REAR GARDEN\*\*PERFECT FIRST TIME BUY\*REFITTED SHOWER ROOM\*\*TWO DOUBLE BEDROOMS\*\*VIEWING ESSENTIAL\*\*POPULAR LOCATION\*\*VIEWING ESSENTIAL\*\***

Nestled on Buxton Road in Walsall, this charming end-terrace house presents an excellent opportunity for first-time buyers or savvy investors. The property has been thoughtfully improved, offering a welcoming atmosphere from the moment you arrive. A well-maintained lawned front garden and a canopied entrance lead you into the inviting hallway.

The ground floor features a spacious lounge, complete with a delightful feature fireplace that adds character and warmth to the space. Adjacent to the lounge is a well-appointed breakfast kitchen, perfect for casual dining and entertaining. A separate WC adds convenience for guests and family alike.

Venturing to the first floor, you will find two generously sized double bedrooms, providing ample space for relaxation and rest. The refitted shower room is modern and stylish, ensuring comfort and functionality.

The rear of the property boasts a private and enclosed landscaped garden, a true gem for outdoor enthusiasts. This tranquil space features a paved patio, ideal for al fresco dining, alongside an artificial

## Key Features

- MUCH IMPROVED TWO BEDROOM HOME
- REFITTED SHOWER ROOM
- FINISHED TO A HIGH STANDARD
- POPULAR LOCATION
- CLOSE TO ALL LOCAL AMENITIES
- BREAKFAST KITCHEN ROOM
- IMPROVED THROUGHOUT
- LANDSCAPED FRONT AND REAR GARDEN
- PERFECT FIRST TIME BUY
- CALL WEBBS TO SECURE YOUR VIEWING ON 01922 663399!!

## Rooms and Dimensions

### Entrance Hall

#### Lounge

12'7" x 14'1" (3.856m x 4.311m)

#### Kitchen Diner

16'0" x 9'1" (4.878m x 2.783m)

#### Guest WC

2'9" x 4'0" (0.843m x 1.237m)

### First Floor Landing

#### Bedroom One

11'0" x 16'1" (3.369m x 4.917m)

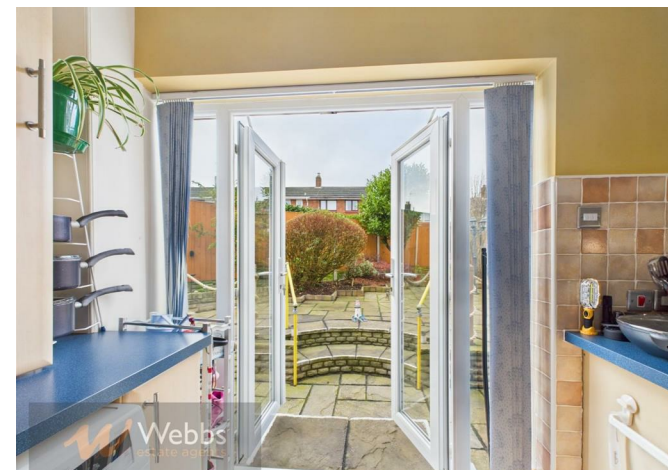
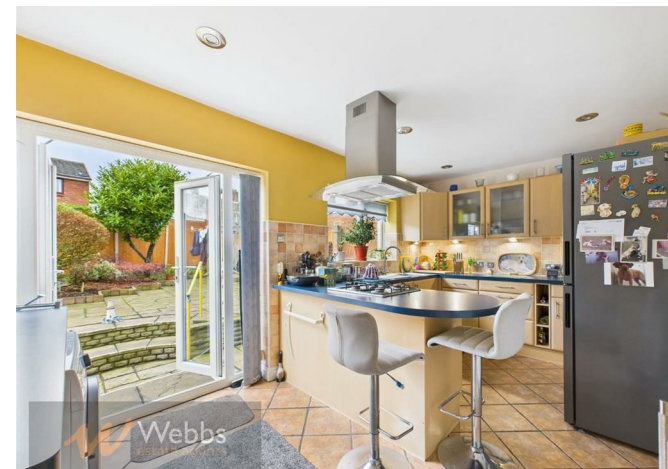
#### Bedroom Two

12'7" x 9'1" (3.846m x 2.792m)

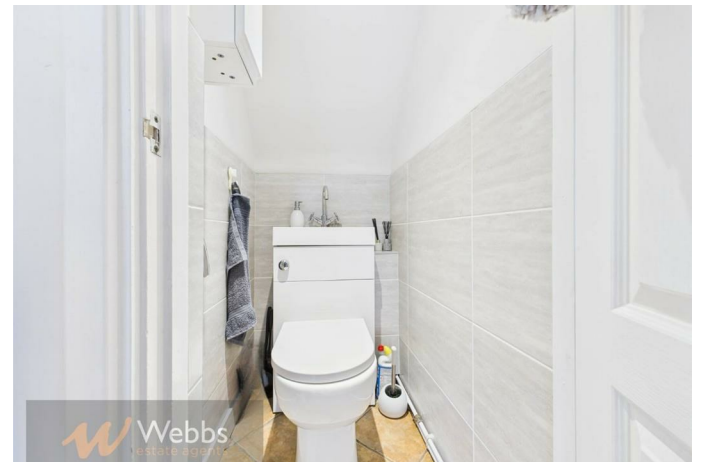
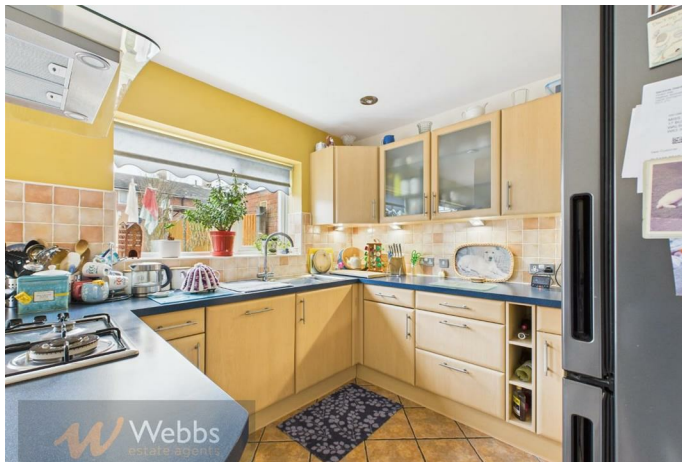
#### Shower Room

6'4" x 5'9" (1.953m x 1.773m)

### Identification Checks B









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**Approximate total area<sup>(1)</sup>**  
65 m<sup>2</sup>

**Reduced headroom**  
0.1 m<sup>2</sup>

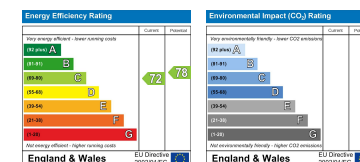
(1) Excluding balconies and terraces.

Reduced headroom  
Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



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