



# RE/MAX

Elite



## 69 Mackay Road, Walsall, WS3 3BT

### Asking price £220,000

**\*\*NO CHAIN\*\*** A Lovely 3-Bed Semi with Spacious Driveway and Interior

RE/MAX Elite proudly brings you this charming three-bedroom semi-detached home, nestled in a sought-after estate just off Livingstone Road. Being on the market for the very first time from new, this property enjoys a unique position overlooking a scenic open grass area. This well-maintained corner-plot property offers a perfect canvas for buyers to unleash their creativity and transform this house into their dream home.

The downstairs features a cozy living room, a separate living/dining room with views of the rear garden, a fitted kitchen, a veranda, a utility room, and a convenient downstairs toilet. Upstairs, you'll find three bedrooms and a family shower room. The house benefits from gas central heating throughout, PVC double glazing, and PVC roof fascias, ensuring comfort and durability.

The professionally landscaped rear garden includes a patio area and a raised lawn, ideal for outdoor relaxation and entertaining. The block-paved driveway provides parking for up to two cars, complemented by a beautifully landscaped front garden.

Located close to Bloxwich High Street, residents have easy access to superstores, local shops, businesses, schools, and more. Excellent travel links include regular bus routes, Bloxwich Train Station, and J10 of the M6, ensuring convenient connectivity.

With spacious interiors and an enviable location, this home is a rare opportunity not to be missed.

#### PORCH 8'2" x 2'11" (2.5m x 0.91m)

The front of the house features an inviting enclosed porch with double-glazed windows, a UPVC exterior door, and a ceramic tiled floor. A charming wooden stained glass front door opens into the welcoming entrance hallway.

#### ENTRANCE HALLWAY 6'9" x 11'2" (2.08m x 3.42m)



The entrance hallway features carpet flooring throughout and includes a spacious under-stairs storage area with a sliding door. It is equipped with a convenient telephone point and provides access to the living room and living/dining room, with stairs leading to the landing.

#### LIVING ROOM 14'7" x 12'6" (4.46m x 3.83m)



The living room boasts a double-glazed bay window overlooking the front of the property, an original open fireplace, a TV point, and carpet flooring throughout, creating a cozy and inviting space for relaxation and entertainment.

#### DINING ROOM/LOUNGE 11'5" x 14'0" (3.49m x 4.28m)



The living/dining room features a full-height double-glazed alcove window overlooking the rear garden, filling the space with natural light. It includes carpet flooring throughout, a real flame gas fire set in a feature fire surround, and is equipped with both TV and telephone points, making it a versatile and inviting area for both dining and relaxation.

#### KITCHEN 10'0" x 9'6" (3.05m x 2.92m)



The kitchen is well-appointed with wall and base units, a full-height pantry cupboard, and ample work surfaces. It features a sink and drainer, a separate oven with an electric hob and extractor fan, and space for a fridge/freezer. A double-glazed window overlooks the rear of the property, and a door leads to the veranda, utility room, and WC, providing convenient access and functionality.

**SIDE LOBBY / VERANDA 3'9" x 12'6" (1.15m x 3.82m)**



This side veranda offers a welcoming dual entrance, seamlessly connecting the front of the house to the serene back garden. Ideal for both guests and everyday convenience, it provides direct access to the Guest WC and Utility Room.

**UTILITY ROOM 5'0" x 7'10" (1.53m x 2.39m)**



The utility room offers space for a washing machine and dryer, along with high and low-level cupboards and a practical work surface. It houses the central heating boiler and features a newly recovered felt roof, ensuring durability and efficiency.

**GUEST WC 4'11" x 2'4" (1.52m x 0.72m)**

The guest WC is conveniently located downstairs, providing practicality while maintaining a tidy and functional space for guests.

**FIRST FLOOR LANDING 11'2" x 8'2" (3.41m x 2.51m)**

The upstairs landing serves as a central hub connecting the bedrooms, bathroom, and airing cupboard. It provides access to the roof for loft storage and is adorned with carpet flooring throughout.

**MASTER BEDROOM 14'0" x 9'8" (4.28m x 2.96m)**



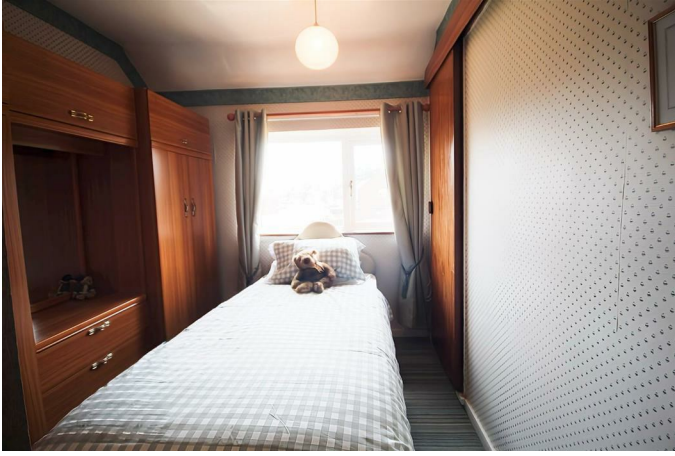
The Master bedroom features a double-glazed window offering views to the rear of the property, providing natural light and a pleasant outlook. It includes built-in wardrobes for ample storage, a convenient telephone point, and is adorned with carpet flooring throughout.

**BEDROOM 2 10'2" x 11'0" (3.12m x 3.37m)**



The second double bedroom boasts a double-glazed window overlooking the front of the property, filling the room with natural light and offering a pleasant view. It is equipped with fitted wardrobes, providing ample storage space, and features carpet flooring throughout.

### BEDROOM 3 7'10" x 7'10" (2.4m x 2.39m)



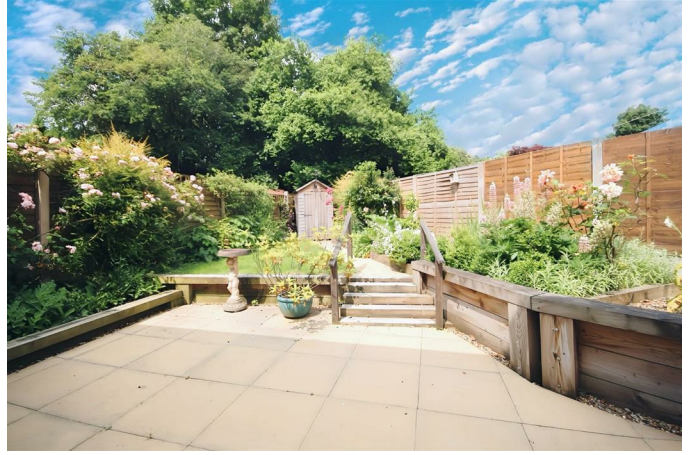
The third bedroom features a double-glazed window to the front of the property, offering natural light and a pleasant outlook. It includes a built-in wardrobe with a sliding door, supplemented by additional freestanding wardrobes, providing generous storage options. The room is finished with carpet flooring throughout.

### SHOWER ROOM 7'6" x 6'8" (2.3m x 2.04m)



The shower room is equipped with a double-glazed obscured window, ensuring privacy while allowing natural light to filter through. It features a hand basin sink inset in a vanity unit, offering storage space beneath. A glass-panelled shower provides a sleek and modern bathing option, complemented by a WC.

### ENCLOSED PRIVATE GARDEN



The professionally landscaped rear garden of this property is designed to impress, featuring a spacious patio area perfect for al fresco dining and social gatherings. A raised lawn area adds charm and functionality, providing a serene backdrop for outdoor relaxation. This meticulously planned garden offers an ideal blend of beauty and practicality, creating a peaceful retreat for enjoying the outdoors.

# Floor Plan

GROUND FLOOR

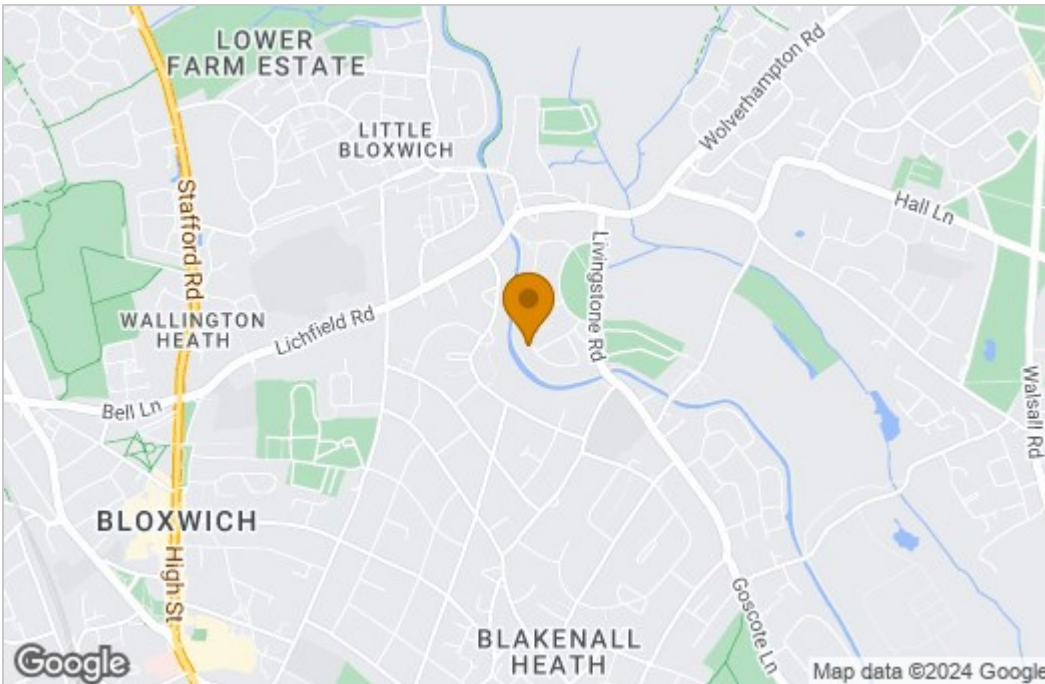


1ST FLOOR

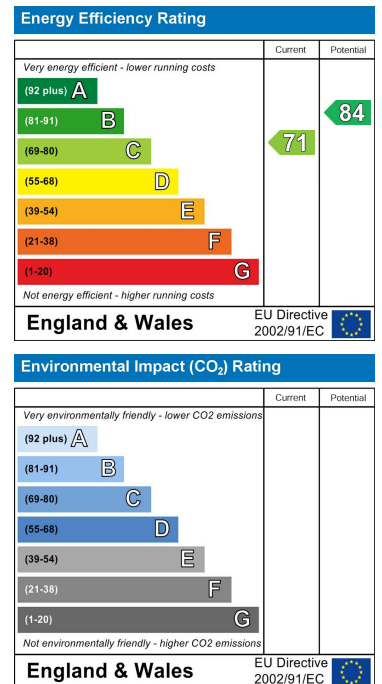


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
Made with Metropix ©2024

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.