



Lichfield Road, Sandhills
Walsall, WS9 9PE

Offers in Excess of £500,000

Sandhills

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A stunning extended detached family home conveniently situated for transport links yet in a semi rural location with Lichfield in close proximity.

This delightful property has been much improved by its current owners and briefly comprises: useful storm porch with store, hallway with guest w.c. off, spacious lounge with a multi fuel log burner, bow window and two circular windows to the side elevation, recently added sitting room with vaulted ceiling incorporating roof lights and double bi-fold doors to a decked patio area with balustrade. There is a spacious fitted breakfast kitchen with island and oak working surfaces also integrated appliances. On the first floor are four double bedrooms, master bedroom with luxury ensuite shower room and family bathroom with both bath and shower cubicle.

Externally is a large tarmac driveway to the front providing parking for numerous vehicles and giving access to the garage. The rear garden is laid mainly to lawn with numerous mature trees and shrubs set in. There is a large decked patio area with feature balustrade providing an outdoor entertainment area leading to a covered storage area with two brick sheds.





Property Specification

STUNNING EXTENDED DETACHED FAMILY HOME
FOUR DOUBLE BEDROOMS
LUXURY SEPARATE BATHROOM
ENSUITE SHOWER ROOM
GUEST CLOAK ROOM

Entrance Porch

Reception Hall

Dining Kitchen 19' 5" x 12' 11" (5.93m x 3.93m)

Lounge 22' 1" x 11' 5" (6.74m x 3.47m)

Sun Room 16' 4" max x 17' 3" (4.97m max x 5.27m)

Bedroom One 13' 3" x 11' 10" (4.03m x 3.61m)

Shower Room

Bedroom Two 11' 6" x 13' 0" (3.50m x 3.96m)

Bedroom Three 9' 4" x 9' 9" (2.85m x 2.97m)

Bedroom Four 8' 2" x 10' 8" (2.50m x 3.26m)

Family Bathroom

Garage/Storage

Agent's Note:

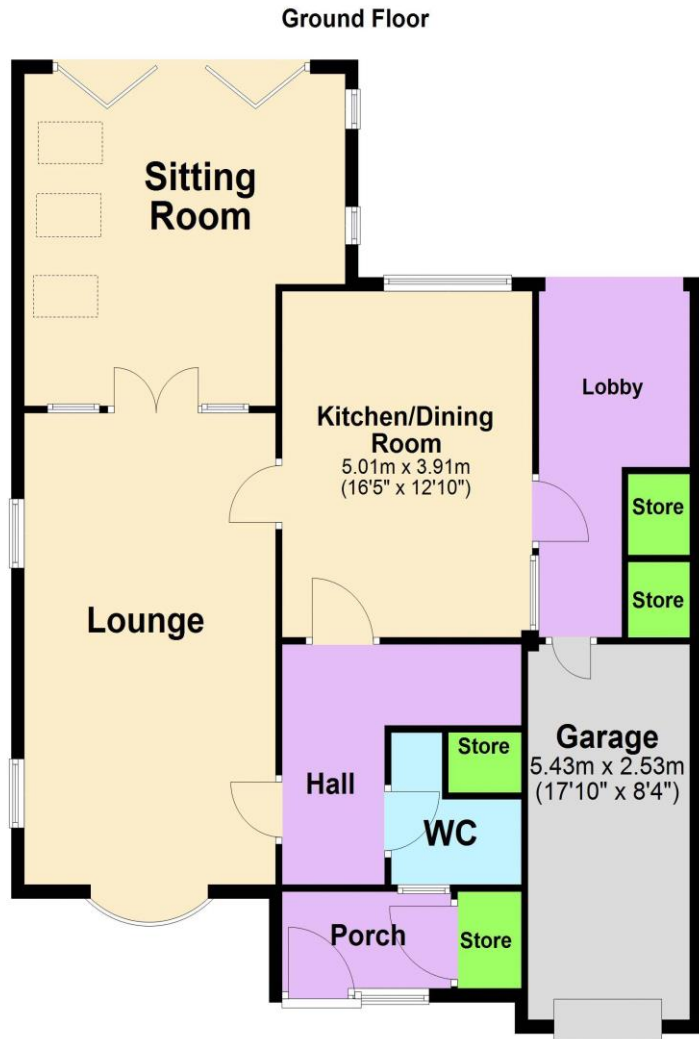
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Came on the market: 27th October 2023

Viewer's Note:

Services connected: Mains gas, electricity, water & drainage
Council tax band: E
Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

New Instruction Awaiting E.P.C.

Map Location

