



Lichfield Road, Sandhills  
Walsall, WS9 9PE

Offers in the Region Of £330,000

# Sandhills

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Paul Carr Estate Agents are delighted to bring to the market this spacious two-bedroom detached bungalow in a sought-after location, being sold with no upwards chain!!

The property is shielded by mature conifer trees to the front, with off road parking and access to the garage to the rear.

Located in an excellent position and within close proximity to Brownhills high street and having good transport links nearby.

In brief, the property comprises a porch, entrance hall, lounge, kitchen/dining room, two double bedrooms with fitted wardrobes and a shower room.

To the rear of the property is a private and large garden, with patio area, mature trees, shrubs and hedges and backing on to natural woodland.





## Property Specification

TWO BEDROOM DETACHED BUNGALOW  
LARGE REAR GARDEN  
KITCHEN/DINING ROOM  
SPACIOUS LOUNGE WITH BAY WINDOW TO FRONT AND  
SLIDING DOORS TO REAR  
TWO DOUBLE BEDROOMS

Entrance Porch 5' 8" x 6' 0" (1.73m x 1.83m)

Entrance Hall

Lounge 21' 4" (into bay) x 13' 0" (6.50m x 3.96m)

Kitchen/Dining Room 15' 5" (max) x 14' 10" (max)  
(4.70m x 4.52m)

Bedroom One 10' 11" x 13' 0" (3.32m x 3.96m)

Bedroom Two 11' 0" x 9' 6" (max) (3.35m x 2.89m)

Shower Room 7' 11" x 5' 10" (2.41m x 1.78m)

Side Passage 19' 0" x 3' 1" (5.79m x 0.94m)

Garage 18' 10" x 9' 6" (5.74m x 2.89m)

### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market: 28th March 2024

### Viewer's Note:

Services connected: Gas/Elec/Water/Drainage  
Council tax band: D  
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

