



Lichfield Road, Sandhills  
Walsall, WS9 9PE

£450,000

# Sandhills

£450,000



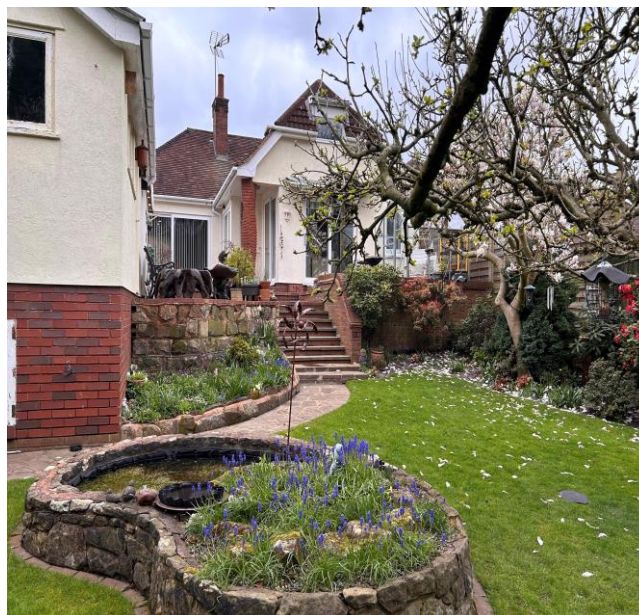
Paul Carr are pleased to offer for sale this well presented individually designed detached bungalow in the popular location of Sandhills being close to transport links including A5 and M6 toll Roads.

Entrance is gained via a composite front door to the L shaped hallway with feature window to side and tiled floor. There is a spacious lounge with front and rear aspects, wooden flooring and wood burner. The breakfast kitchen has a useful utility room off, ample storage space and is fitted with a range of modern units also integrated appliances and several windows including a patio door making it a light and airy space. The kitchen leads out to a recessed porch and a raised block paved patio giving access to the log store and double opening gates. There are two double bedrooms - both with fitted wardrobes, re-fitted bathroom with sunken bath and shower cubicle.

Externally the property occupies a generous sized frontage and is set behind an open plan foregarden with retaining wall providing ample parking and the shared driveway leads to the garage situated to the rear of the property.

The rear garden is a good size and is laid mainly to lawn with numerous mature trees and shrubs set in including magnolia, apple trees and silver birch. There is also an ornamental pond and further enclosed garden with two sheds at the rear of the garden.





## Property Specification

STUNNING INDIVIDUALLY DESIGNED BUNGALOW  
SPACIOUS LOUNGE WITH LOG BURNER  
HALLWAY WITH TILED FLOOR  
TWO DOUBLE BEDROOMS  
RE-FITTED BATHROOM WITH SEPARATE SHOWER CUBICLE

### Entrance Hallway

Lounge 18' 0" x 12' 7" (5.49m x 3.83m)

Kitchen/Diner 23' 2" max x 14' 1" max (7.05m max  
x 4.29m max)

### Utility room

Bedroom One 13' 0" x 13' 0" (3.95m x 3.97m)

Bedroom Two 9' 4" x 11' 0" (2.85m x 3.35m)

Bathroom 5' 11" x 11' 0" max (1.8m x 3.36m max)

Garage 18' 9" x 9' 0" (5.72m x 2.75m)

### 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: 6th April 2024

### Viewer's Note:

Services connected: Mains gas, electricity, 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

