



Lichfield Road, Sandhills
Walsall, WS9 9PF

Offers in the Region Of £360,000

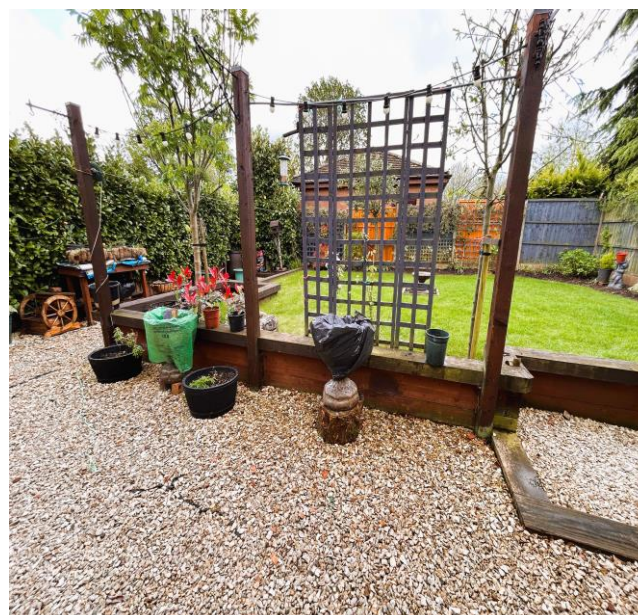
Sandhills

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A fabulous two bedroom bungalow close to transport links including A5 and M6 tolls roads and Brownhills high street being in close proximity. The property is presented to a high standard throughout and briefly comprises spacious lounge, re-fitted dining kitchen with integrated appliances and open views to the front, inner hall, two double wardrobes both with built-in wardrobes, luxury modern shower room. Externally the property is set behind a lawned foregarden, adjacent block paved driveway leading to the single garage. The rear gardens is private and laid mainly to lawn with shaled patio and flower borders.





Property Specification

STUNNING DETACHED BUNGALOW
OPEN ASPECT TO FRONT
REFITTED DINING KITCHEN
SPACIOUS LOUNGE
TWO DOUBLE BEDROOMS

Kitchen/Dining Room 16' 9" x 8' 8" (5.10m x 2.65m)

Lounge 20' 11" x 13' 0" (6.37m x 3.96m)

Bedroom One 11' 10" x 10' 11" (3.60m x 3.33m)

Bedroom Two 7' 3" x 7' 7" (2.22m x 2.30m)

Bathroom

Garage 18' 3" x 11' 6" (5.55m x 3.51m)

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: 16th 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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 86 B |
| 69-80 | C | | |
| 55-68 | D | 59 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Map Location

