

Lichfield Road, Sandhills  
Walsall, WS9 9PE

**£375,000**

# Sandhills

£375,000



Set in a popular residential location, within easy reach of amenities and transport links, this impressive, detached house offers well-proportioned accommodation comprising, in brief, spacious dual aspect lounge, dining room, large conservatory, utility, guest WC, three first floor bedrooms, bathroom and further loft bedroom with ensuite shower room.

Externally, there is a beautifully maintained rear garden and generous driveway parking to the front with access to the garage.





## Property Specification

WELL-PROPORTIONED, DETACHED FAMILY HOME  
WITHIN EASY REACH OF AMENITIES AND TRANSPORT  
LINKS

SPACIOUS, DUAL ASPECT LIVING ROOM  
SEPARATE DINING ROOM, LARGE CONSERVATORY  
WELL-APPOINTED KITCHEN, UTILITY AND GUEST WC

Porch

Entrance Hall

Guest WC

Lounge 6.76m (22'2") x 3.48m (11'5")

Conservatory 4.26m (14') x 3.04m (9'11")

Dining Room 3.94m (12'11") x 3.08m (10'1")

Kitchen 3.94m (12'11") x 2.86m (9'4")

Utility 3.55m (11'8") x 2.03m (6'8")

Garage 5.36m (17'7") x 2.77m (9'1")

Landing

Bedroom 1 3.94m (12'11") into wardrobes x 2.98m (9'9")

Balcony 3.94m (12'11") x 1.40m (4'7")

Bedroom 2 3.48m (11'5") x 2.65m (8'8")

Bedroom 3 3.05m (10') x 2.56m (8'5")

Bathroom

Landing

Loft Bedroom 3.94m(13'11") max x 3.14m (10'4") max

En-suite

Loft Space 1.44m (4'9") x 0.73m (2'5")

### 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: 7th May 2024

### 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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 81 B      |
| 69-80 | C             | 72 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Map Location

