



Lichfield Road, Sandhills  
Walsall, WS9 9PF

£295,000



# Sandhills

£295,000



A stunning show home-style semi-detached home having been thoughtfully extended to offer deceptively spacious accommodation arranged over three levels. Situated in the semi rural location of Sandhills the property enjoys open countryside aspects to both the front & rear.

Moving inside the fore facing dining room allows entry to a lounge with a feature fireplace and doors opening to the fabulous modern kitchen incorporating a breakfast island. Bi-folding doors open to the rear garden which has been split to offer both lawn & artificial turf areas.

There is also off-road parking to the rear which is accessed via a shared driveway and timber gates.

The first floor offers two bedrooms which are served by a modern shower room fitted with a white suite. The second floor is open plan with the master bedroom enjoying direct access to a bathroom area equipped with a further white suite.

This is a truly magnificent home which should be viewed to be fully appreciated.







## Property Specification

STUNNING THREE STOREY COTTAGE STYLE SEMI  
DETACHED  
RURAL VIEWS TO BOTH FRONT & REAR  
TWO RECEPTION ROOMS  
STUNNING BREAKFAST KITCHEN WITH BI-FOLD DOORS  
LOUNGE WITH LOG BURNER

Dining Room 11' 11" x 10' 2" (3.63m x 3.11m)

Lounge 17' 11" x 11' 11" (5.47m x 3.64m)

Kitchen/Breakfast Room 21' 8" x 13' 8" (6.6m x 4.17m)

### First Floor Landing

Bedroom Two 11' 10" x 10' 2" (3.61m x 3.1m)

Bedroom Three 8' 10" x 5' 8" (2.69m x 1.73m)

Shower Room 8' 11" x 5' 10" (2.72m x 1.78m)

### Second Floor

Master Bedroom & Bathroom 18' 5" x 11' 7" (5.62m x 3.54m)

### 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: 10th July 2024

### Viewer's Note:

Services connected: Mains gas, electricity, water & drainage  
Council tax band: A  
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		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

