



Lichfield Road, Sandhills
Walsall, WS9 9PE

Offers in the Region Of £350,000

Sandhills

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A rare opportunity to acquire this stunning extended home providing spacious and stylish accommodation with parking for several vehicles. Close to local schools and transport links including A5 & M6 Toll road.

The property briefly comprises: enclosed porch, hallway, lounge, extended dining room and kitchen, downstairs w.c. on the first floor are three double bedrooms, box room and re-fitted bathroom.

Externally is a large tarmac driveway to the front providing parking for numerous vehicles and giving access to the garage.

The large rear garden has open views, is laid mainly to lawn with numerous mature trees set in and a large decked patio.





Property Specification

STUNNING EXTENDED SEMI DETACHED HOME
LARGE PLOT WITH OPEN VIEWS TO REAR
TWO RECEPTION ROOMS
EXTENDED KITCHEN
DOWNSTAIRS W.C.

Entrance Porch

Entrance Hall 14' 7" x 5' 8" (4.44m x 1.73m)

Lounge/Diner 17' 7" x 11' 0" (5.36m x 3.35m)

Reception Room 15' 4" (into bay) x 10' 11" (4.67m x 3.32m)

Kitchen 15' 3" (max) x 13' 7" (max) (4.64m x 4.14m)

Inner Porch

WC 4' 1" x 3' 4" (1.24m x 1.02m)

First Floor Landing

Bedroom One 15' 4" (into bay) x 9' 3" (to wardrobes) (4.67m x 2.82m)

Bedroom Two 11' 8" x 11' 1" (3.55m x 3.38m)

Bedroom Three 8' 4" x 13' 8" (2.54m x 4.16m)

Box Room 5' 7" x 7' 8" (1.70m x 2.34m)

Family Bathroom 5' 6" x 8' 3" (1.68m x 2.51m)

Agent's Note:

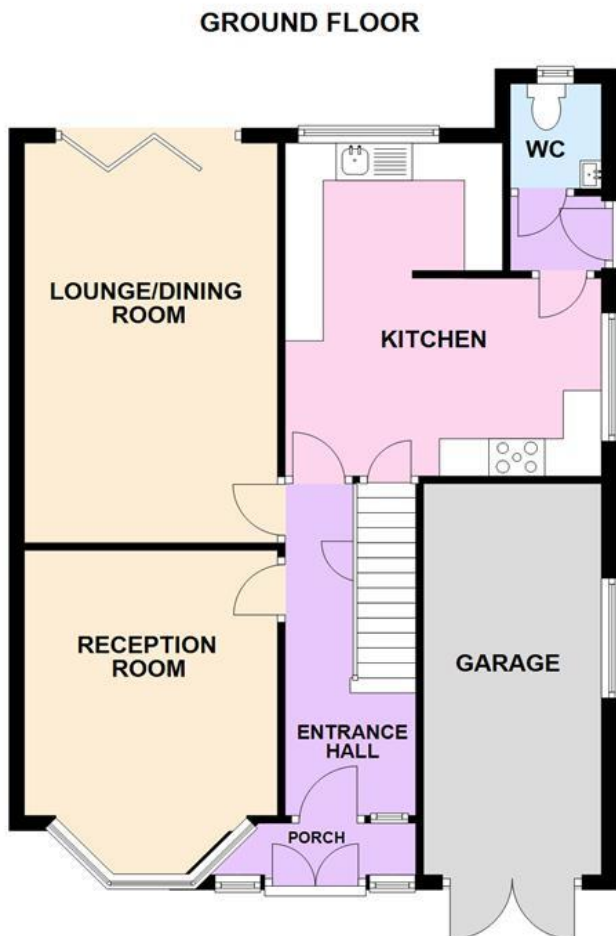
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 9th January 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 | | |
| 69-80 | C | | 80 C |
| 55-68 | D | 67 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Map Location

