



Lichfield Road, Sandhills  
Walsall, WS9 9PE

Offers in the Region Of £340,000



# 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:

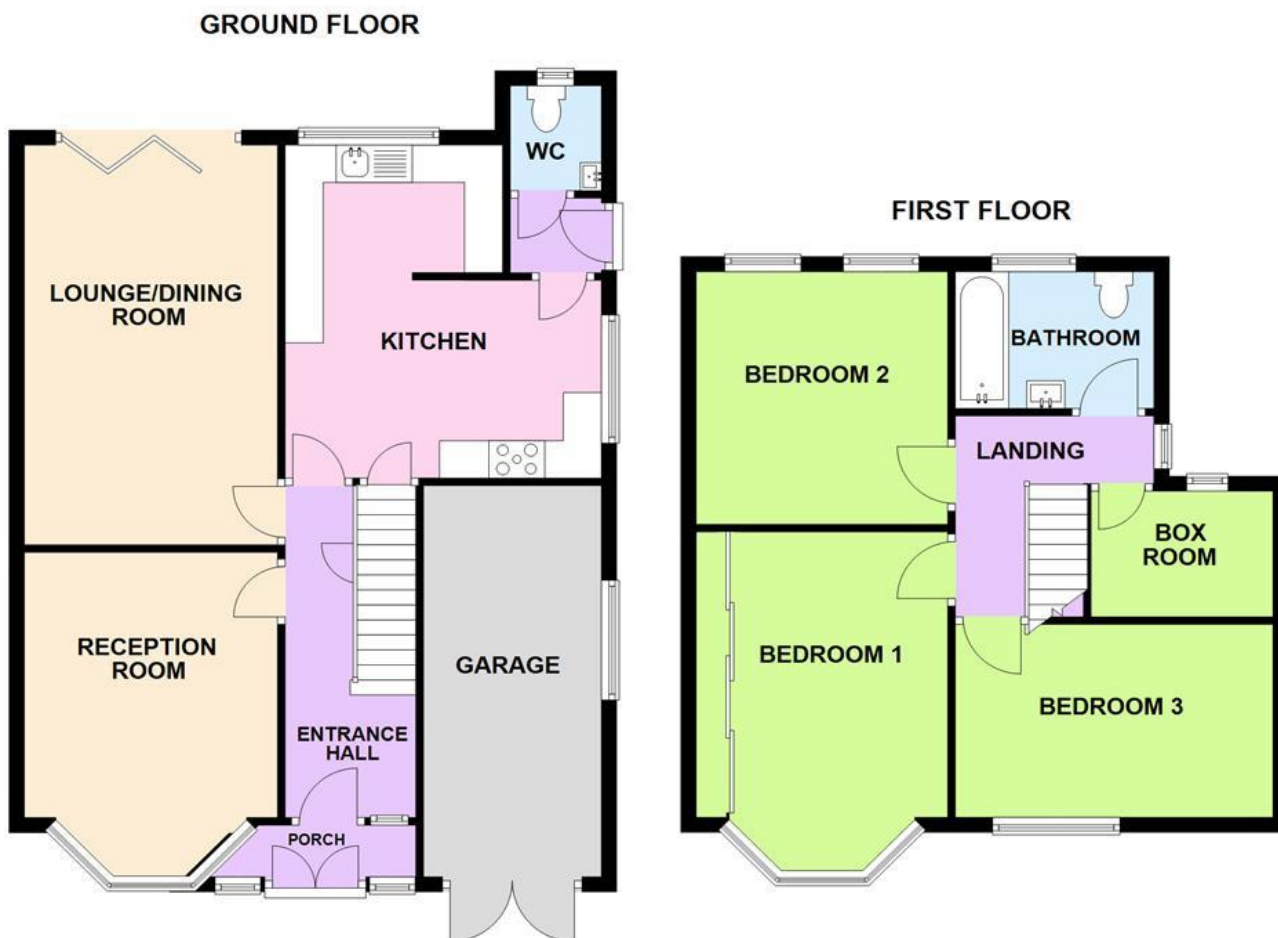
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Came on the market: 9th January 2024

### 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

