



**88, Lichfield Road, Bloxwich**  
Walsall, WS3 3LY

**Offers Over £380,000.00**



**\*\* HIGHLY IMPRESSIVE TRADITIONAL SEMI DETACHED HOME \*\***  
**NO ONWARD CHAIN \*\* EXTENDED AND IMMACULATELY MAINTAINED THROUGHOUT \*\* STUNNING PRIVATE LANDSCAPED REAR GARDEN \*\* TWO LARGE RECEPTION ROOMS \*\* KITCHEN, UTILITY AND GUEST WC \*\* THREE GENEROUS BEDROOMS \*\* BATH/SHOWER ROOM AND WC \*\* POTENTIAL TO EXTEND (STP) \*\* GARAGE AND LARGE DRIVEWAY \*\* CONVENIENT ACCESS TO LOCAL SCHOOLS \*\*** Skitts Estate Agents are proud to bring to market this highly impressive traditional three bedroom semi detached home having been extended, improved and maintained to a very high standard throughout. This beautiful home boasts a generous multi car driveway, simply stunning landscaped private rear garden and fantastic potential to extend (STP). Upon entering you're greeted by an entrance porch, a spacious and light welcoming hallway having beautiful wood flooring throughout and a cloakroom, the hall leads to the fitted kitchen with access to a rear lobby with utility space and a guest WC, to the front of the property is a bay fronted living room and to the rear looking onto the stunning garden is an extended sitting/dining room. On the first floor there is a split level landing with doors radiating off to three generously sized bedrooms, a modern family bath/shower room and WC. The stunning private landscaped rear garden has been lovingly cared for and designed and maintained to create privacy and space ideal outdoor relaxation or al fresco dining. The extensive frontage provides parking for multiple vehicles leading to a single garage. This property is a truly beautiful example of a traditional property immaculately maintained yet having so much more potential to create an expansive family home. Don't miss the chance to make this stunning home yours. CALL SKITTS BLOXWICH to book a viewing today.

**Entrance Porch**

**Reception Hallway**

**Front living room 14' 4" x 10' 11" (4.37m x 3.33m)**

**Rear living dining room 21' 10" x 12' 2" (6.66m x 3.70m)**

**Kitchen 10' 4" x 9' 5" (3.15m x 2.86m)**

**Rear lobby area with guest WC and utility space**

**First Floor split level Landing**

**Bedroom One 14' 8" x 10' 11" (4.47m x 3.32m)**

**Bedroom Two 13' 5" x 11' 3" (4.09m x 3.43m)**

**Bedroom Three 13' 0" x 8' 2" (3.95m x 2.50m)**

**Family Bath/shower room 7' 5" x 6' 11" (2.26m x 2.11m)**

**Seperate WC**

**Large front drive**

**Garage 16' 4" x 7' 10" (4.99m x 2.38m)**





## Stunning landscaped private rear garden

**BUYERS INFORMATION** In line with UK anti-money laundering regulations, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £30 (including VAT) for each purchaser and any giftors contributing funds. This fee is paid in advance when an offer is agreed, and prior to the issuance of a sales memorandum. Please note that this charge is non-refundable.

**TENURE: Freehold.** References to the Tenure of this property are based upon information supplied by the seller. The Agents has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor.

**FIXTURES & FITTINGS:** All fixtures and fittings other than those mentioned within these particulars are expressly excluded, although agreement on certain items may be reached separately with the vendor.

**PROPERTY MISDESCRIPTION ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

**NOTICE** These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.

As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchaser their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property, we will ask a member of Mortgage Brothers Ltd to contact you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers.

Mortgage Brothers Ltd are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.





3 Queens Parade, High Street  
Bloxwich  
WS3 2EX

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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan, the floorplan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with floorplan 12/2020

**DRAFT SALES PARTICULARS – NOT APPROVED BY VENDOR**

**PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE**

**SIGNED :** .....

**DATE:** .....