



Lichfield Road | Walsall | WS3 3LY

Auction Guide £200,000

 **Webbs**  
estate agents

# Summary

**\*\*TRADITIONAL BAY FRONTED SEMI DETACHED HOME\*\*FIVE DOUBLE BEDROOMS\*\*TWO RECEPTION ROOMS\*\*KITCHEN DINER\*\*SUBSTANTIAL PLOT\*\*IN NEED OF MODERNISATION\*\*PERFECT INVESTMENT OR FAMILY HOME\*\*VIEWING ESSENTIAL\*\*SOLD VIA THE MODERN METHOD OF AUCTION\*\*ENDLESS AMOUNTS OF POTENTIAL\*\***

Webbs Estate Agents are delighted to present this spacious semi-detached house located on Lichfield Road in Bloxwich, Walsall. This property boasts five generous bedrooms and two reception rooms, making it an ideal family home or a promising investment opportunity. As you enter the home, you are greeted by an entrance porch that leads into a welcoming hall. The two reception rooms provide ample space for relaxation and entertaining, while the kitchen diner offers a practical area for family meals. A rear lobby completes the ground floor layout, enhancing the flow of the home. On the first floor, you will find three well-proportioned bedrooms along with a family bathroom, ensuring comfort for all family members. The second floor features an additional two bedrooms, perfect for older children or guests. The property is set back from the road with a driveway, providing convenient off-street parking. To the rear, you will discover a large, private, and enclosed mature garden, offering a tranquil outdoor

# Key Features

- TRADITIONAL BAY FRONTED SEMI DETACHED HOME
  - TWO RECEPTION ROOMS
  - HUGE HOUSE THROUHGOUT
  - NO CHAIN
  - VIEWING ESSENTIAL
- FIVE DOUBLE BEDROOMS
  - SUBSTANTIAL PLOT
  - ENDLESS AMOUNTS OF POTENTIAL
  - SOLD VIA THE MODERN METHOD OF AUCTION
  - CALL WEBBS TO SECURE YOUR VIEWING ON 01922663399

# Rooms and Dimensions

## Entrance Porch

6'3" x 4'5" (1.93m x 1.37m)

## Hall

22'9" x 2'11" (6.95m x 0.91m)

## Living Room

14'9" x 13'0" (4.52m x 3.97m)

## Lounge/ Diner

12'9" x 16'9" (3.89m x 5.13m)

## Dining Area

20'11" x 4'10" (6.38m x 1.48m)

## Kitchen Diner

20'11" x 10'10" (6.38m x 3.32m)

## Side Lobby

11'10" x 4'5" (3.62m x 1.37m)

## Guest WC

2'5" x 7'9" (0.76m x 2.38m)

## First Floor Landing

### Bedroom One

14'8" x 12'9" (4.49m x 3.90m)

### Bedroom Two

12'7" x 12'9" (3.86m x 3.89m)

### Bedroom Three

13'3" x 10'11" (4.05m x 3.35m)

### Family Bathroom

9'11" x 9'8" (3.04m x 2.95m)

## Second Floor Landing

### Bedroom Four

15'1" x 9'6" (4.62m x 2.90m)

### Bedroom Five

13'1" x 7'10" (3.99m x 2.41m)

### Store

15'6" x 4'8" (4.73m x 1.44m)

## Identification Checks B

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