



Somerfield Road, Walsall  
Bloxwich WS3 2EW

Offers Over £250,000

# Walsall

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This beautifully presented three-bedroom family home in Bloxwich offers spacious and well-maintained accommodation throughout, combining traditional character with modern finishes.

The property is approached via an impressive, gated block-paved driveway, providing ample off-road parking and access to the front of the home. Internally, the accommodation includes a welcoming lounge with a feature fireplace, a separate dining room with attractive period-style detailing, and a bright conservatory overlooking the rear garden. The fitted kitchen is well appointed with shaker-style units, wooden work surfaces, fitted appliances and a useful layout ideal for everyday family living.

To the first floor are three well proportioned bedrooms and a stylish modern shower room fitted with a walk-in shower, vanity storage, wash basin and WC.

Externally, the rear garden has been landscaped for low maintenance living, featuring paved seating areas, artificial lawn, planted borders and a central pathway, creating an ideal space for relaxing or entertaining.

A superb family home in a popular Bloxwich location, viewing is highly recommended.





## Property Specification

BEAUTIFULLY PRESENTED THROUGHOUT  
TWO RECEPTION ROOMS  
CONSERVATORY  
GATED DRIVEWAY  
LOW MAINTENANCE REAR GARDEN

Entrance Porch

Entrance Hall

Lounge  
13' 3" x 11' 7" into recess (4.04m x 3.53m)

Dining Room  
9' 9" x 10' 3" plus recess (2.97m x 3.12m)

Kitchen  
17' 0" into recess x 6' 9" (5.18m x 2.06m)

Conservatory

Bedroom 1  
13' 7" x 11' 5" max (4.14m x 3.48m)

Bedroom 2  
13' 3" x 7' 1" into recess (4.04m x 2.16m)

Bedroom 3  
8' 6" x 8' 8" into recess (2.59m x 2.64m)

Shower Room

### 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:

**Identity Verification Fee** - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

### Viewer's Note:

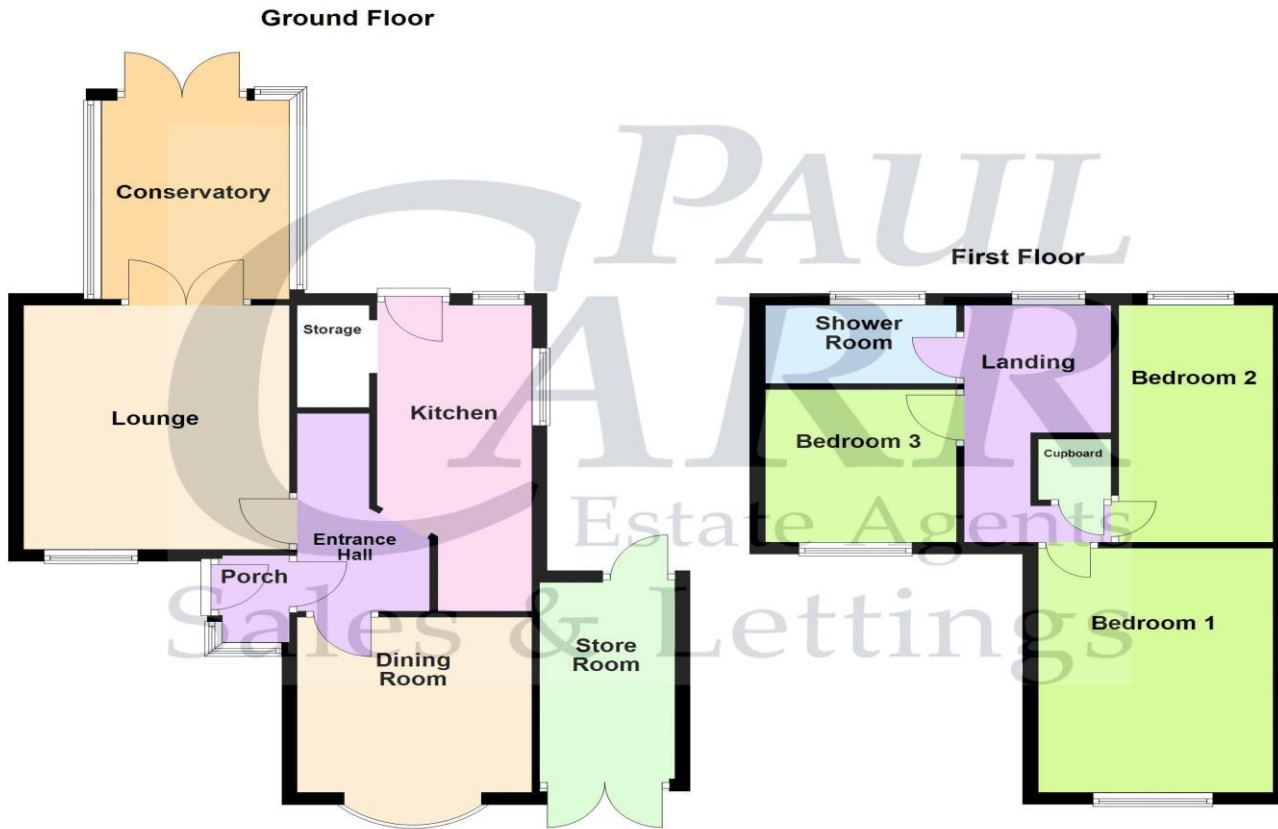
Services connected: All Services

Council tax band: B

Tenure: Freehold

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



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Plan produced using PlanUp.

## Energy Efficiency Rating

New  
Instruction  
Awaiting  
E.P.C.

## Map Location

