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**Somerfield Road | Bloxwich, Walsall | WS3 2EN**

**Asking Price £220,000**

 **Webbs**  
estate agents

## Summary

**\*\*FULLY RENOVATED FAMILY HOME\*\*REFITTED KITCHEN\*\*REFITTED SHOWER ROOM\*\*GENEROUS PLOT\*\*LANDSCAPED REAR GARDEN\*\*FINISHED TO A HIGH STANDARD\*CLOSE TO ALL LOCAL AMENITIES\*\*PERFECT FIRST TIME BUY\*\*VIEWING ESSENTIAL\*\***

Welcome to this beautifully renovated end-terrace house located on Somerfield Road in Walsall. This charming three-bedroom home is ideally situated just a stone's throw from Bloxwich High Street, offering easy access to a variety of local amenities and services.

As you approach the property, you will be greeted by a block-paved driveway that leads into a welcoming entrance porch. Upon entering, you will find a spacious hallway that opens into a comfortable lounge, perfect for relaxation and entertaining. The modern, refitted kitchen boasts integrated appliances, making it a delightful space for cooking and dining. Additionally, there is a convenient guest WC and storage area on the ground floor.

Moving to the first floor, you will discover three generous bedrooms, each offering ample space and natural light. The refitted shower room is stylish and functional, catering to the needs of a busy household.

## Key Features

- FULLY RENOVATED
- MODERN FITTED KITCHEN
- LANDSCAPED REAR GARDEN
- CLOSE TO ALL LOCAL AMENITIES
- VIEWING ESSENTIAL
- GENEROUS THREE BEDROOM HOME
- MODERN FITTED BATHROOM
- PERFECT FIRST TIME BUY
- BLOCK PAVED FRONT
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## Rooms and Dimensions

### Entrance Porch

### Hall

### Lounge

13'4" x 79'3" (4.079m x 24.159m)

### Kitchen

13'9" x 7'6" (4.198m x 2.299m)

### Guest WC/ Store

7'6" x -.2808'4" (2.290m x -.856m)

### First Floor Landing

### Bedroom One

11'0" x 8'0" (3.374m x 2.462m)

### Bedroom Two

11'1" x 8'0" (3.383m x 2.442m)

### Bedroom Three

7'10" x 8'7" (2.406m x 2.641m)

### Refitted Shower Room

8'1" x 5'6" (2.472m x 1.689m)

### Identification Checks B







Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
100-125 kWh/m <sup>2</sup> /year <b>A</b>	100-125 kWh/m <sup>2</sup> /year <b>A</b>	100-125 g/m <sup>2</sup> /year <b>A</b>	100-125 g/m <sup>2</sup> /year <b>A</b>
126-150 kWh/m <sup>2</sup> /year <b>B</b>	126-150 kWh/m <sup>2</sup> /year <b>B</b>	126-150 g/m <sup>2</sup> /year <b>B</b>	126-150 g/m <sup>2</sup> /year <b>B</b>
151-175 kWh/m <sup>2</sup> /year <b>C</b>	151-175 kWh/m <sup>2</sup> /year <b>C</b>	151-175 g/m <sup>2</sup> /year <b>C</b>	151-175 g/m <sup>2</sup> /year <b>C</b>
176-200 kWh/m <sup>2</sup> /year <b>D</b>	176-200 kWh/m <sup>2</sup> /year <b>D</b>	176-200 g/m <sup>2</sup> /year <b>D</b>	176-200 g/m <sup>2</sup> /year <b>D</b>
201-225 kWh/m <sup>2</sup> /year <b>E</b>	201-225 kWh/m <sup>2</sup> /year <b>E</b>	201-225 g/m <sup>2</sup> /year <b>E</b>	201-225 g/m <sup>2</sup> /year <b>E</b>
226-250 kWh/m <sup>2</sup> /year <b>F</b>	226-250 kWh/m <sup>2</sup> /year <b>F</b>	226-250 g/m <sup>2</sup> /year <b>F</b>	226-250 g/m <sup>2</sup> /year <b>F</b>
251-300 kWh/m <sup>2</sup> /year <b>G</b>	251-300 kWh/m <sup>2</sup> /year <b>G</b>	251-300 g/m <sup>2</sup> /year <b>G</b>	251-300 g/m <sup>2</sup> /year <b>G</b>
301-350 kWh/m <sup>2</sup> /year <b>H</b>	301-350 kWh/m <sup>2</sup> /year <b>H</b>	301-350 g/m <sup>2</sup> /year <b>H</b>	301-350 g/m <sup>2</sup> /year <b>H</b>
351-400 kWh/m <sup>2</sup> /year <b>I</b>	351-400 kWh/m <sup>2</sup> /year <b>I</b>	351-400 g/m <sup>2</sup> /year <b>I</b>	351-400 g/m <sup>2</sup> /year <b>I</b>

England & Wales EU Directive 2002/91/EC