



Bloxwich Road, Bloxwich  
Walsall, WS2 7BB

Offers in Excess of £200,000

# Bloxwich

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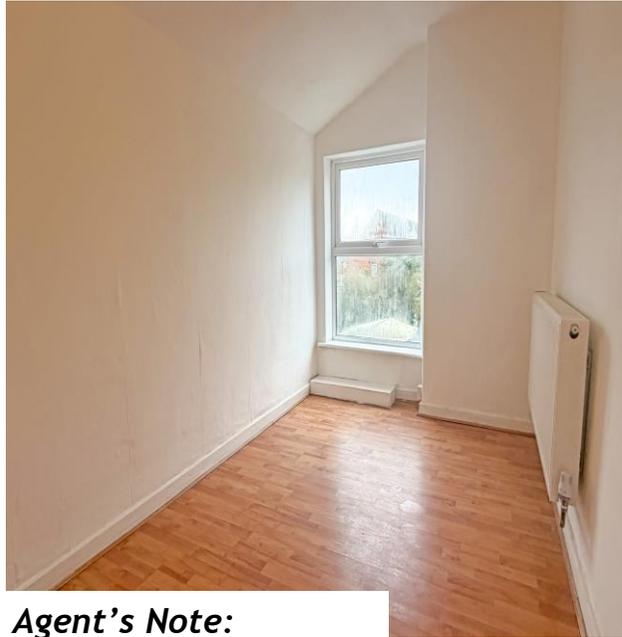
Charming Three-Bedroom Detached Home with Modernised Interiors This attractive three-bedroom detached property offers a fantastic opportunity for buyers seeking a well-proportioned home with a blend of character features and modern upgrades. Ideally suited to first-time buyers, families, or investors, the property provides spacious accommodation throughout and is ready for personalisation.

**Ground Floor** The front lounge benefits from a bay window, allowing for an abundance of natural light, and features a traditional fireplace which adds charm and character. To the rear, a second reception/dining area provides versatile living space, ideal for entertaining or family use, with direct access through to the kitchen. The modern galley-style kitchen has been fitted with a range of contemporary wall and base units, contrasting work surfaces, integrated oven, gas hob with extractor hood, and stainless steel sink. The layout offers excellent storage and workspace, with scope for further enhancement if desired. A stylish ground floor bathroom has been updated with modern fittings, including a full-size bath with overhead shower, wash basin, and WC, finished with attractive marble-effect wall panels.

**First Floor** Upstairs, the property offers three well-proportioned bedrooms. The principal bedroom is a generous double with ample natural light, while the second bedroom also provides comfortable double accommodation. The third bedroom would make an ideal single room, nursery, or home office. A contemporary shower room serves the first floor, featuring a walk-in shower enclosure, WC, and wash basin, finished to a modern standard.

**Externally** The property benefits from a traditional frontage and side access. There is arear garden which would benefit from some upgrading and a detached rear garage with vehicle access gained from Suffolk Place.





## Property Specification

Three-bedroom detached home  
Two spacious reception rooms  
Modern fitted kitchen  
Ground floor bathroom & first floor shower room  
Character features including fireplaces and bay window

Lounge 14' 2" x 12' 4" (4.31m x 3.76m)

Dining area 12' 1" x 12' 0" (3.68m x 3.65m)

Kitchen 13' 6" x 6' 6" (4.11m x 1.98m)

Rear Hall / Utility Area

Downstairs Bathroom

First Floor Landing

Bedroom 1 12' 1" x 11' 8" (3.68m x 3.55m)

Bedroom 2 10' 9" x 7' 6" (3.27m x 2.28m)

Bedroom 3 7' 7" x 7' 6" (2.31m x 2.28m)

Shower Room

Outside

Rear Garage

Rear Garden

### 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: Gas / Electric / Water / Mains Drains  
Council tax band: A  
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		81 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

# Map Location

