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Bay Tree Road | Bloxwich, Walsall | WS3 2JY

£269,000

 **Webbs**
estate agents

Summary

NO ONWARD CHAIN ** TRADITIONAL DETACHED PROPERTY ** THREE BEDROOMS ** CLOSE TO KING GEORGE V PLAYING FIELDS ** EASY REACH OF AMENITIES, SHOPS AND SCHOOLS ** GAS CENTRAL HEATING AND DOUBLE GLAZING ** THROUGH LIVING ROOM / DINING ROOM ** KITCHEN, UTILITY, AND DOWNSTAIRS WC ** AMPLE PARKING AND GARAGE ** GENEROUS PRIVATE REAR GARDEN ** Nestled on the desirable Bay Tree Road in Bloxwich, Walsall, this charming detached house presents an excellent opportunity for families seeking a spacious and comfortable home. With three generously sized bedrooms, this property is designed to accommodate modern living while providing a warm and inviting atmosphere.

As you approach the house, you are greeted by a generous driveway that offers parking for two vehicles, leading you to a welcoming entrance porch. Upon entering, you will find a well-appointed fitted kitchen diner, perfect for family meals and entertaining guests. The utility room and separate WC add to the convenience of the first floor, which also features a substantial dual-aspect lounge diner, allowing natural light to flood the space.

The first floor comprises three ample bedrooms, providing plenty of room for relaxation and rest. A family bathroom and an additional separate WC ensure that the needs of a busy household are well catered for.

Stepping outside, the property boasts a private and enclosed rear garden, complete with a paved patio and lush lawns, ideal for outdoor gatherings or simply enjoying a quiet moment in the sun.

Key Features

- TRADITIONAL DETACHED PROPERTY
- THREE BEDROOMS AND BATHROOM
- KITCHEN, UTILITY AND GUEST WC
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- CLOSE TO KING GEORGE V PLAYING FIELDS
- NO ONWARD CHAIN
- THROUGH LIVING/ DINING ROOM
- GARAGE AND AMPLE PARKING
- EASY ACCESS TO SHOPS, SCHOOLS AND AMENITIES
- GENEROUS PRIVATE REAR GARDEN

Rooms and Dimensions

Identification Checks

Entrance porch

Reception hall

Kitchen

11'11" x 10'0" (3.65m x 3.06m)

Utility room

5'9" x 5'5" (1.76m x 1.67m)

Downstairs WC

Living/ dining room

22'10" x 11'10" (6.98m x 3.62m)

First floor landing

Bedroom one

12'5" x 11'7" (3.79m x 3.54m)

Bedroom two

12'7" x 11'10" (3.85m x 3.62m)

Bedroom three

11'10" x 7'3" (3.63m x 2.21m)

Bathroom

7'7" x 7'5" (2.33m x 2.27m)

Seperate WC

Drivewat to fore

Garage

Private rear garden





GROUND FLOOR

1ST FLOOR



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 ₂) Rating	
Score	Band	Score	Band
83	A	83	A
81-82	B	81-82	B
79-80	C	79-80	C
77-78	D	77-78	D
75-76	E	75-76	E
73-74	F	73-74	F
71-72	G	71-72	G

England & Wales EU Directive 2002/91/EC