PAUL CARR Estate Agents Sales & Lettings

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Ashbourne Road, Lower Farm
Walsall WS3 3QG

Offers Over £190,000

Lower Farm

Offers Over £190,000

3 | 1 | 1

Paul Carr Estate Agents are delighted to offer this very well presented three bedroom property located in the sought after Lower Farm area of Blowich close to popular primary and secondary schools and within easy reach of Cannock, Walsall and Wolverhampton, the M6 motorway and the M6 Toll Road.

The standout feature of the property is the impressive refitted kitchen and dining area ideal for families and perfect for entertaining as the rear garden has been landscaped and offers a covered outdoor seating area.

A stylish living room allows for plenty of space for relaxing and the large double glazed windows flood the room with light.

To the first floor are three good sized bedrooms and a bathroom. The main bedroom has fitted wardrobes.

This perfect starter home is located in a highly sought after area of Bloxwich and needs to be viewed to appreciate the quality of presentation.





















Property Specification

Beautifully Presented Mid Terraced House
Popular Lower Farm Area
Sought After Schools Nearby
Stylish Presentation Throughout
Ideal for First Time Buyers

Hall

Living Room
4.94m (16'2") x 4.28m (14'1")

Kitchen/Diner
6.00m (19'8") x 2.81m (9'3")

Landing

Bedroom 1
3.38m (11'1") x 3.16m (10'4")

Bedroom 2
3.41m (11'2") x 3.20m (10'6")

Bedroom 3
2.74m (9') x 2.43m (8') max

Bathroom

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: 28th July 2026

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:

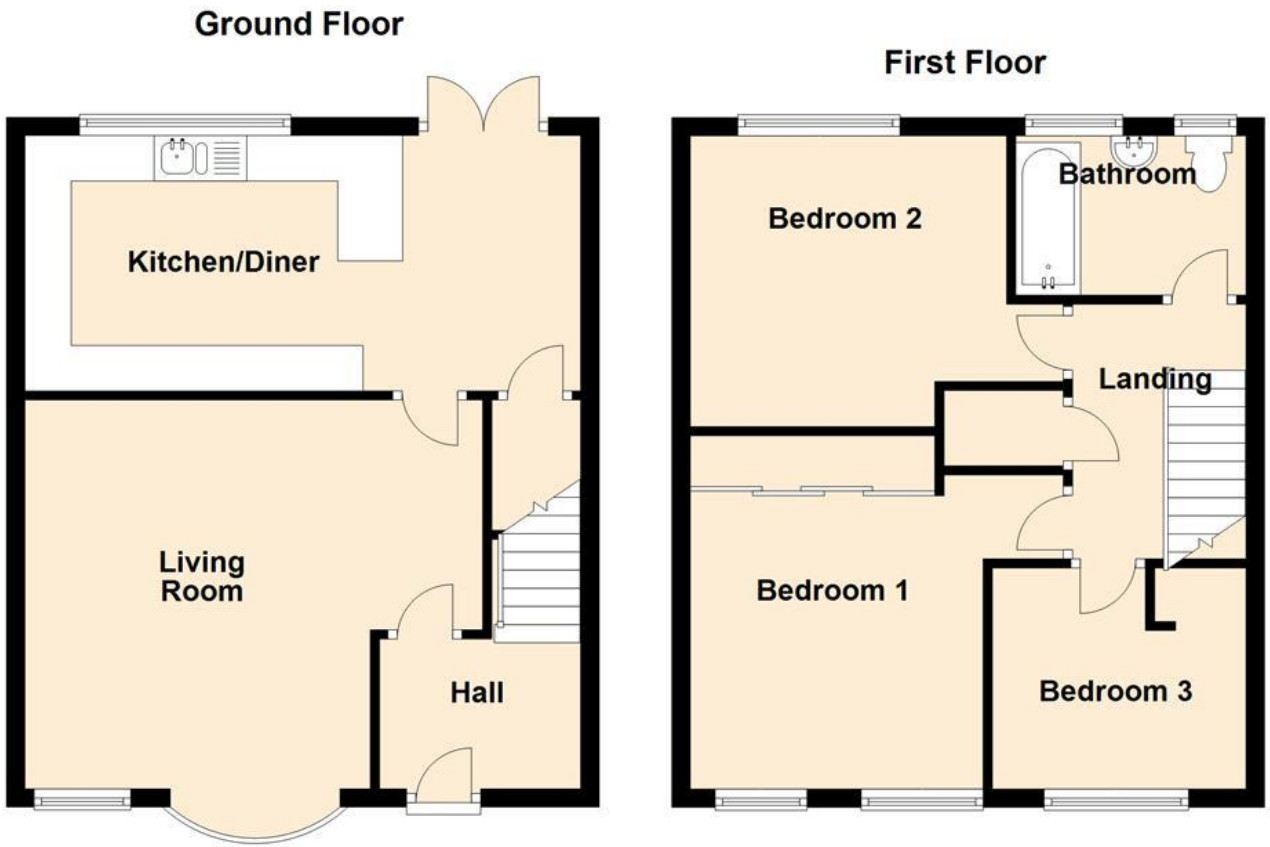
Services connected: All Services

Council tax band: B

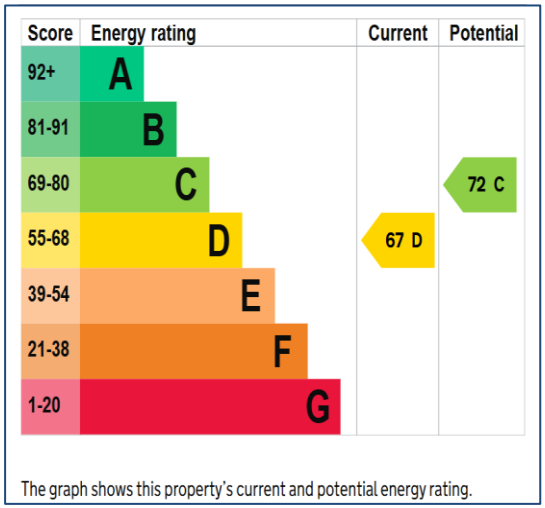
Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating



Map Location



www.paulcarrestateagents.co.uk
OnTheMarket.com
rightmove.co.uk
The UK's number one property website
The Property Ombudsman