



CHARIOT

ESTATES

INDEPENDENT ESTATE AGENTS



24 Blithfield Road, Walsall, WS8 7NH

Offers In The Region Of £220,000

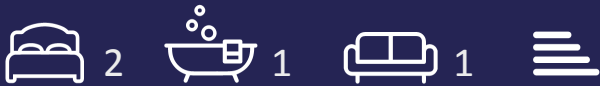
- A well appointed two bedroom semi-detached property.
- Spacious lounge area
- Good sized rear garden
- Quiet cul-de-sac location
- Council Tax Band B & Epc TBC
- Kitchen/diner
- Generous end plot
- Off-road parking
- Close to local amenities and easy access to A5, M6, A38

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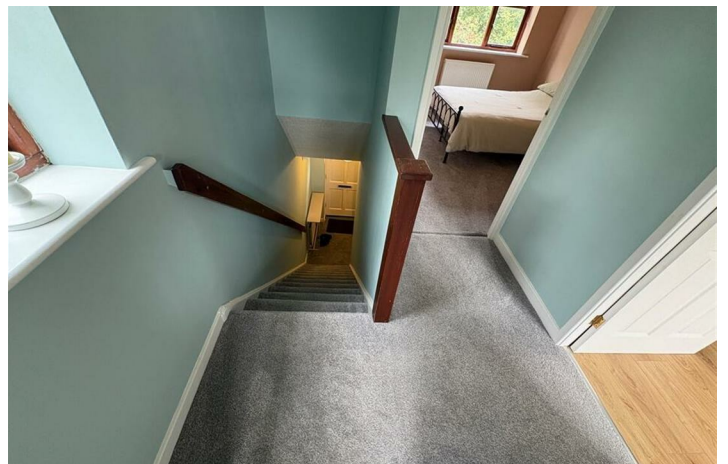
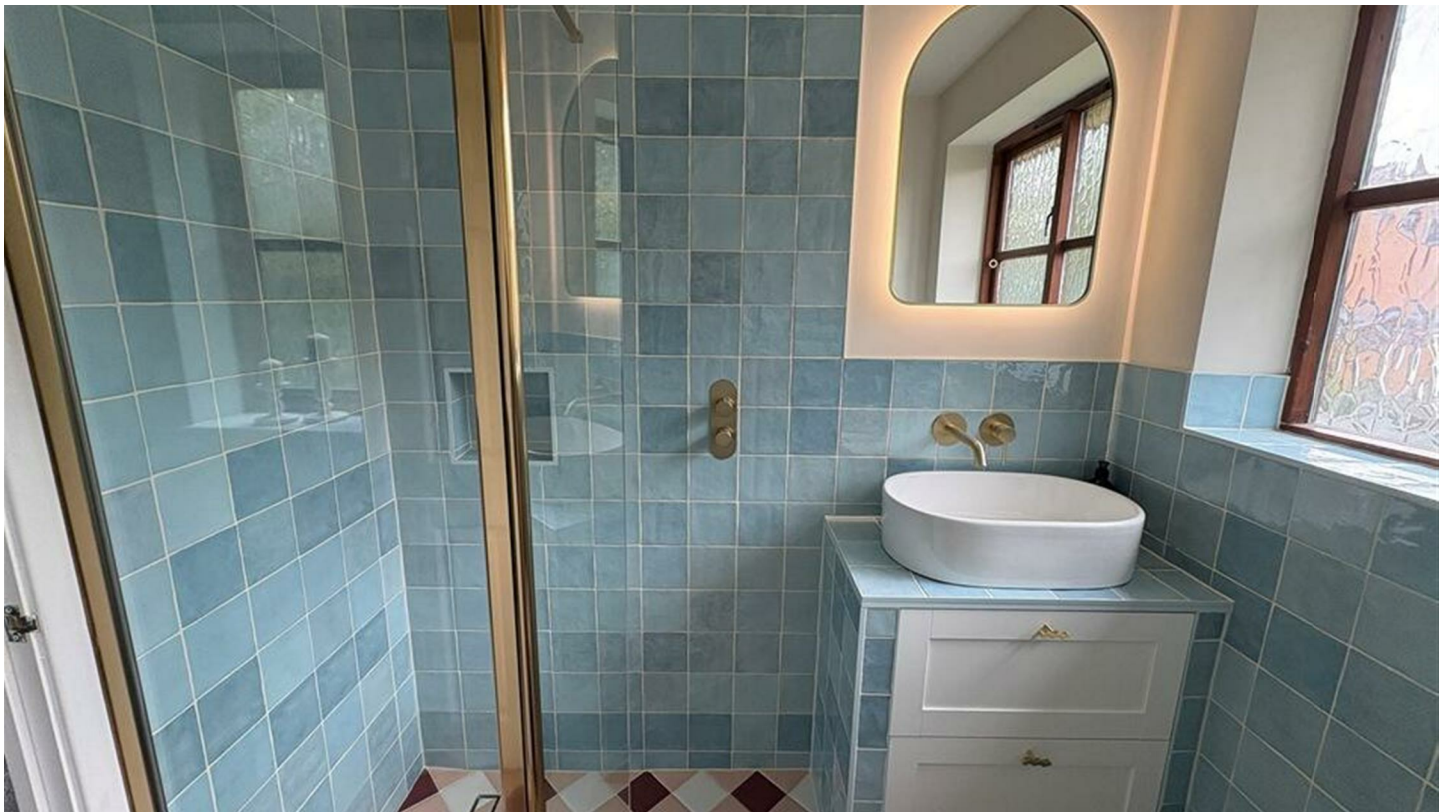
Chariot Estates are pleased to bring to the market this well appointed two bedroom semi-detached property. Situated in a generous end plot in a pleasant cul-de-sac location the property briefly comprises of an entrance hallway, lounge, kitchen/diner, two bedrooms, bathroom, great sized frontage and rear garden with an added benefit of having new carpets throughout.

Located within Brownhills the property is within easy reach to the facilities offered on the High Street as well as Chasewater an area of natural beauty and useful road links to the A5, M6 Toll Road and the A38.

Set away from the road there is a fore & side lawn, off road parking to the side and front with access via a timber door into:



Council Tax Band: B



Entrance Hallway

Having a radiator, stairs to the first floor landing and a door to:

burntwood@chariotestates.co.uk WEBSITE:

www.chariotestates.co.uk

Lounge

14'6" x 9'6"

Having an electric fire fitted, radiator, double glazed window to fore, useful under stairs storage cupboard and a door to:

Kitchen/Diner

12'8" x 9'5"

Having wall mounted and base units, work surfaces, stainless steel sink and drainer with mixer taps over, integrated oven and hob with an extractor hood over, space for further appliances, wall mounted boiler, splash back tiling, radiator, space for a table and chairs, double glazed window to the rear and a door that opens out to the rear garden.

Landing

Having a double glazed window to the side, roof access and doors to:

Bedroom One

12'7" x 11'5"

aving two built in cupboards, radiator and two double glazed windows to fore.

Bedroom Two

9'10" x 6'3"

Having a double glazed window to the rear, radiator and a built in cupboard.

Re-fitted shower room

Having a low level flush W.C, extractor, vanity unit with built in sink, walk in shower, heated towel rail and a double glazed window to the rear.

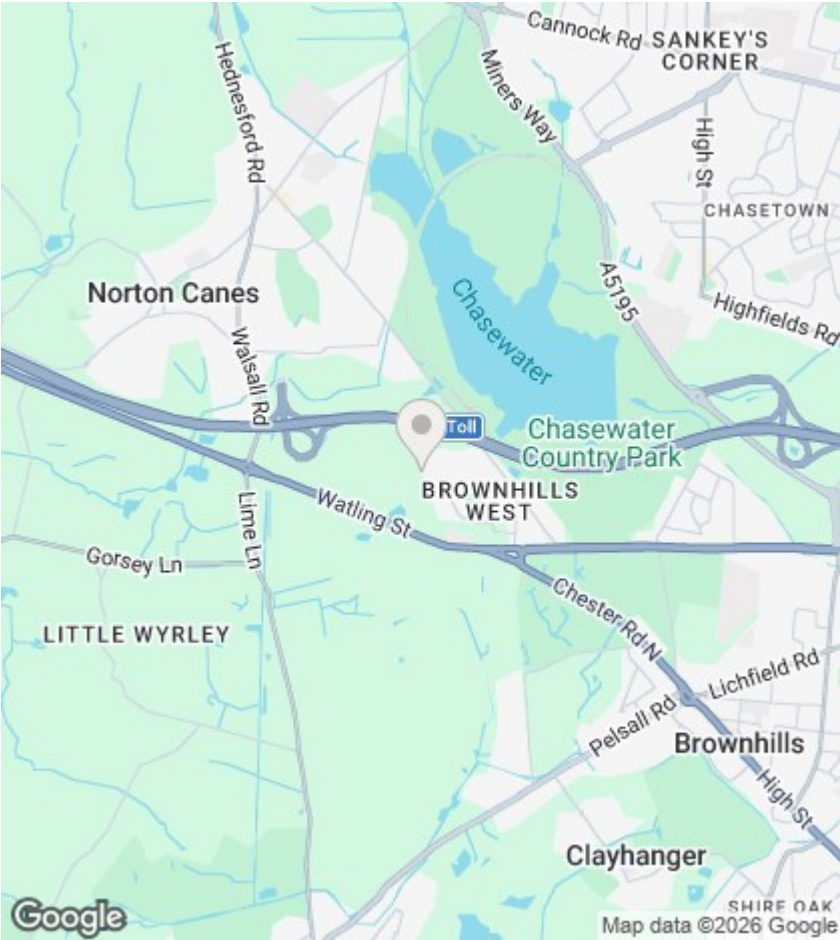
Rear garden

Being of a good size with potential to extend (subject to planning) patio, lawn that goes around to the side, fence paneling and gated access to fore.

Disclaimer

Due to legislation we are required to carry out anti money laundering checks on all potential buyers and their giftors at a non-refundable fee of £48 INC of VAT and £12 INC VAT for a Ofsi sanctions check.

We endeavour to make our details as accurate as possible and hold no liability for any mis-guidance which may occur. VIEWING: Strictly via Chariot Estates on 01543 68 68 77 TENURE: Freehold E-MAIL:



Directions

Viewings

Viewings by arrangement only. Call 01543 686877 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC