



Bloxwich Road  
Walsall, WS3 2XE

Offers in the Region Of £175,000

# Bloxwich

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## GROUND FLOOR

The lounge is positioned to the front of the property and features a double glazed bay window, ceiling light point, cupboard housing meters, and a door leading through to the dining room. The dining room benefits from double glazed French style doors opening to the rear, a radiator, ceiling light point, and access into the inner hallway. The hallway provides a ceiling light point, stairs rising to the first floor landing, an understairs storage cupboard, and a door leading into the kitchen. The kitchen is fitted with a range of wall and base cupboard units, incorporating a stainless steel sink with drainer and mixer tap, integrated four ring electric hob and oven, ceiling light point, double glazed window to the side elevation, and a door leading to the family bathroom. The family bathroom comprises a bath with shower over, low flush WC, wash hand basin, ceiling light point, radiator, and an obscure double glazed window to the side elevation.

## FIRST FLOOR

The landing is bright and airy, benefitting from a double glazed window to the side elevation, two ceiling light points, loft hatch access, and doors leading to all rooms. The main bedroom features a double glazed window and ceiling light point, creating a comfortable and inviting space. The second bedroom is well-proportioned and includes a double glazed window and ceiling light point. The third bedroom offers flexibility for a variety of uses and is complemented by an obscure double glazed window and ceiling light point. Completing the first floor is a separate WC fitted with a low flush WC, wash hand basin, ceiling light point, and extractor fan, adding further practicality to the accommodation.

## EXTERIOR

Externally, the property enjoys a wrap around garden to the rear with a paved pathway leading to a rear access gate, boundary fencing, and established shrubbery. There is further garden space to the rear with gated access and off road parking.



# Property Specification

MODERN END OF TERRACED PROPERTY  
NO ONWARDS CHAIN  
SPACIOUS LOUNGE  
SEPARATE DINING ROOM  
THREE BEDROOMS



Lounge  
12' 5" x 10' 3" (3.78m x 3.12m)

Dining Room  
12' 4" x 11' 2" (3.76m x 3.40m)

Hallway

Kitchen  
10' 9" x 6' 2" (3.27m x 1.88m)

Family Bathroom  
8' 2" x 5' 4" (2.49m x 1.62m)

Bedroom One  
12' 5" x 10' 2" (3.78m x 3.10m)

Bedroom Two  
11' 3" x 9' 3" (3.43m x 2.82m)

Bedroom Three  
6' 1" x 6' 8" (1.85m x 2.03m)

## 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: 3rd March 2026

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## Viewer's Note:

Services connected: All Services

Council tax band: A

Tenure: Freehold

# Floor Plan

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



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Plan produced using PlanUp.

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

## Map Location

