



Sneyd Lane, Walsall  
Bloxwich WS3 2LS

Offers Over £270,000

# Walsall

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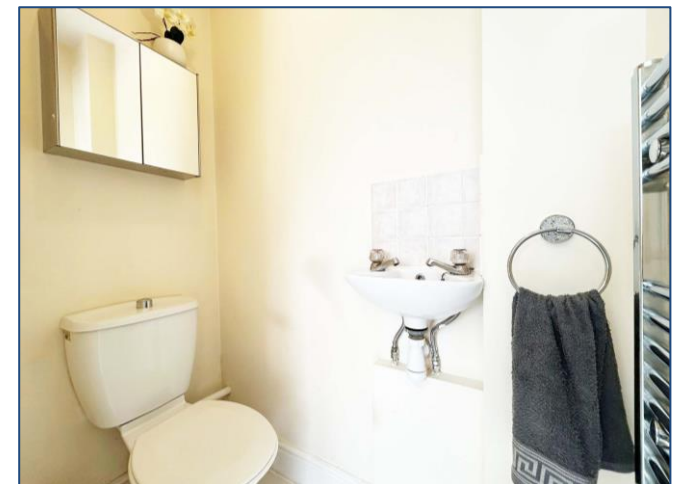
Situated in a popular residential area of Bloxwich, this well-presented three-bedroom detached family home offers spacious and versatile accommodation ideal for modern family living.

The property features a generous lounge/diner providing an excellent space for both relaxing and entertaining, alongside a converted garage which creates an additional reception room perfect for a home office, playroom or second sitting room. A useful utility room and guest W.C. further enhance the practicality of the home. To the first floor are three well-proportioned bedrooms and a family bathroom, with the property being well maintained throughout.

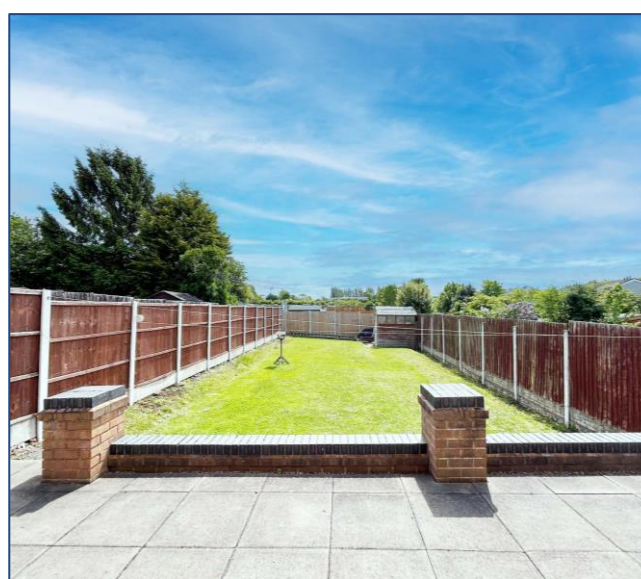
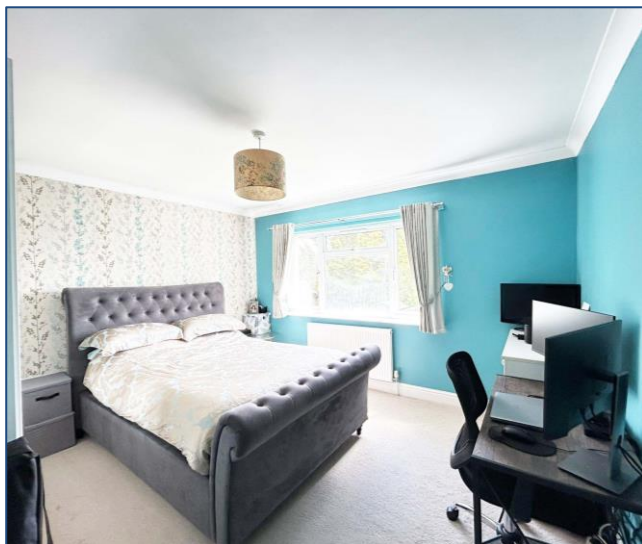
Externally, the home benefits from beautifully kept rear gardens with a patio area ideal for outdoor dining and entertaining, while the front driveway provides off-road parking for up to three vehicles.

Conveniently located close to local amenities, schools and transport links, this attractive detached home also benefits from a fully boarded loft with pull-down ladder and integrated lighting, a positive input ventilation system to improve air quality throughout the house, and wiring already in place for an electric vehicle charger, making it perfectly suited for contemporary family living.

Additional Benefits: • Wiring in place for an electric vehicle charger • Garage conversion providing an additional reception room • Off-road parking for 3 cars via the front driveway



# Property Specification



DETACHED FAMILY HOME  
TWO RECEPTION ROOMS  
LOUNGE/ DINER  
UTILITY ROOM  
GUEST W.C

Entrance Porch

Lounge/Diner  
25' 3" x 12' 6" into recess (7.69m x 3.81m)

Kitchen  
11' 8" into recess x 7' 7" (3.55m x 2.31m)

Reception/ Play Room/ Study  
15' 5" x 8' 4" (4.70m x 2.54m)

Utility room  
12' 5" into recess x 8' 1" (3.78m x 2.46m)

Guest W.C

Bedroom 1  
13' 0" x 12' 8" (3.96m x 3.86m)

Bedroom 2  
11' 9" x 12' 8" (3.58m x 3.86m)

Bedroom 3  
8' 5" x 6' 4" (2.56m x 1.93m)

Family 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:

**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:

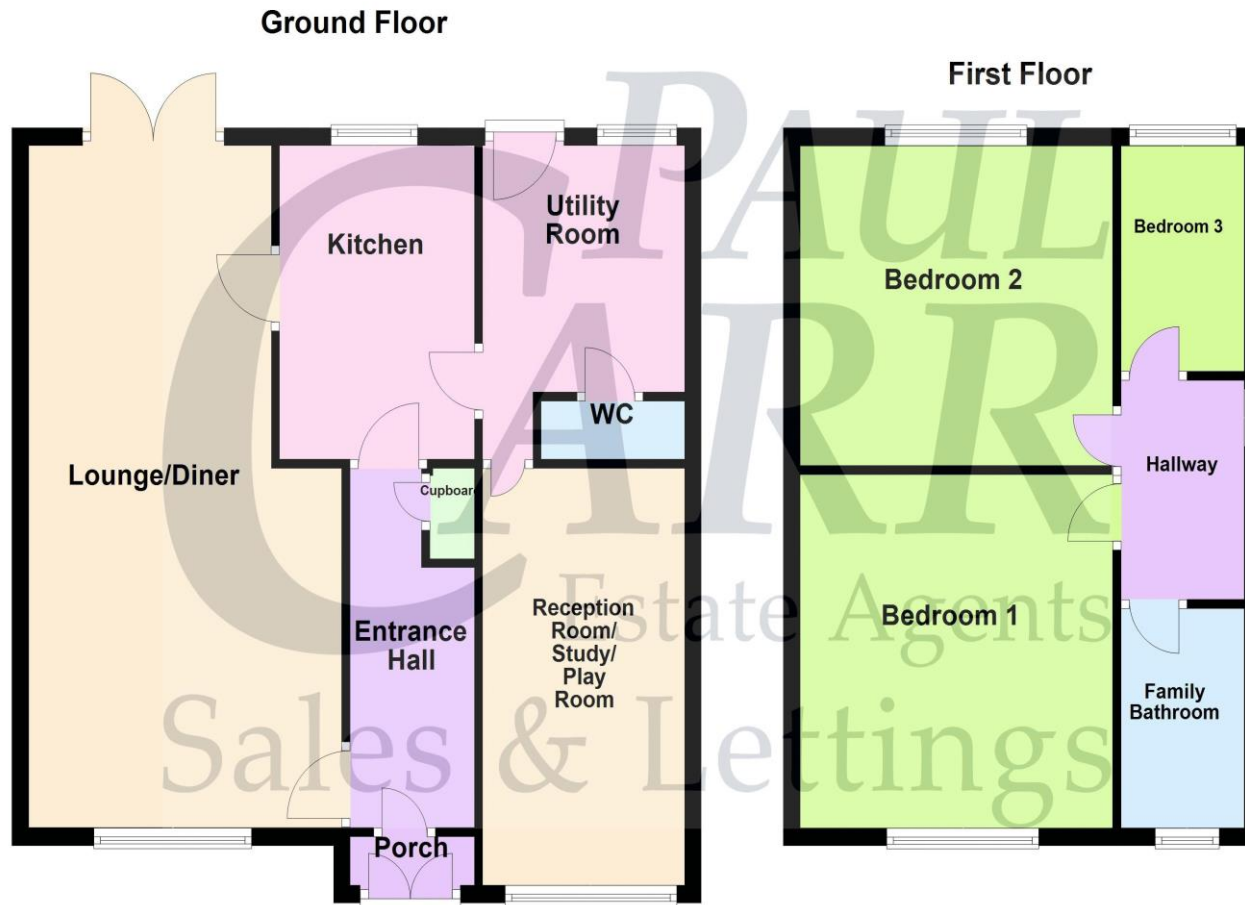
Services connected: All Services

Council tax band: D

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		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

