PAUL CARR Estate Agents
Sales & Lettings

Bloxwich | 01922 701286 | Bloxwich@paulcarrestateagents.co.uk

Mackay Road, Bloxwich
Walsall, WS3 3DA

Offers in the Region Of £125,000

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Set within easy reach of local schools, shops, and amenities, this neatly presented first floor maisonette offers well-proportioned accommodation and would make a comfortable and practical home.

An internal viewing is highly recommended to appreciate the space on offer. Entered by a porch to the side of the property, a private entrance door opens to a staircase leading to the first floor.

The accommodation includes a bright and airy lounge with a window to the front elevation and an attractive fireplace with electric fire inset. The kitchen is well-appointed with a range of wall and base units, a built-in storage cupboard, plumbing for a washing machine, a gas cooker point, and extractor above, with a rear-facing window offering a pleasant outlook. There are two generously sized double bedrooms—one to the front and one to the rear—both offering ample space for furnishings. The wet room is fitted with a WC, wash basin, and open shower area, along with an obscure glazed window for privacy.

Outside, the property benefits from a good-sized private garden to the rear, mainly laid to lawn with a paved patio area, ideal for outdoor seating. There are also two brick-built stores providing useful external storage.

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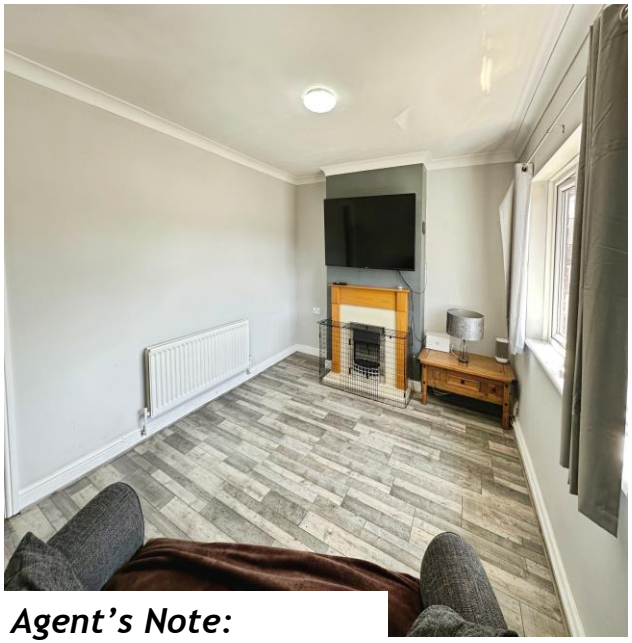
Property Specification

FIRST FLOOR MAISONETTE
TWO DOUBLE BEDROOMS
IMPRESSIVE LOUNGE
FULLY EQUIPED KITCHEN
WETROOM



Entrance Porch

Hallway

Lounge 14' 9" x 10' 9" (4.49m x 3.27m)

Bedroom One 10' 8" x 12' 5" (3.25m x 3.78m)

Bedroom Two 10' 9" x 10' 2" (3.27m x 3.10m)

Kitchen 9' 2" x 7' 0" (2.79m x 2.13m)

Shower Room 5' 9" x 5' 6" (1.75m x 1.68m)

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: 10th July 2025

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.**

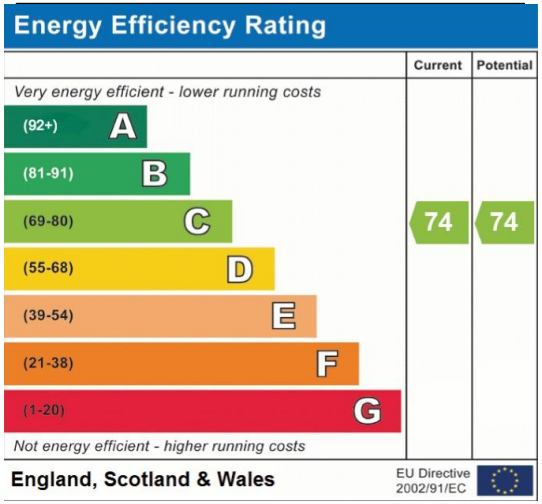
Viewer's Note:

Services connected: Gas, Electric, Water, Drainage
Council tax band: A
Tenure: Leasehold 113 years remaining
Ground Rent: £161.14
Service Charge: £195.23

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