



Bealeys Close, Bloxwich
Walsall, WS3 2JP

Offers in the Region Of £250,000

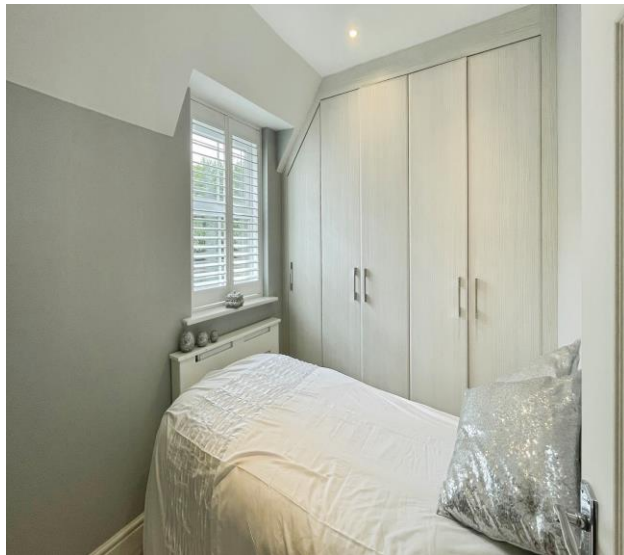
Bloxwich

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Paul Carr Estate Agents are delighted to offer for sale this beautiful presented and unique coach house. Situated in a much sought after location by King George Park viewing is recommended at the earliest possible opportunity. In brief the property benefits from two bedrooms (master with walk in wardrobe and en-suite), impressive lounge and dining area, fitted kitchen with a range of integrated appliances and family bathroom. This delightful property further benefits from a garage and driveway along with access to communal gardens.





Property Specification

WELL PRESENTED THROUGHTOUT
UNIQUE DESIGN
MASTER BEDROOM WITH WALK IN WARDROBE
EN-SUITE SHOWER ROOM
SPACIOUS LOUNGE DINER

Lounge Diner
22' 11" max x 10' 11" max (6.98m max x 3.32m max)

Kitchen
12' 10" x 6' 6" (3.91m x 1.99m)

Master Bedroom
17' 5" max x 10' 10" max (5.31m max x 3.31m max)

En-Suite Shower Room
6' 6" x 4' 10" (1.99m x 1.48m)

Bedroom Two
9' 10" x 7' 9" (3.00m x 2.37m)

Bathroom
6' 6" x 6' 1" (1.99m x 1.86m)

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: 18th March 2026

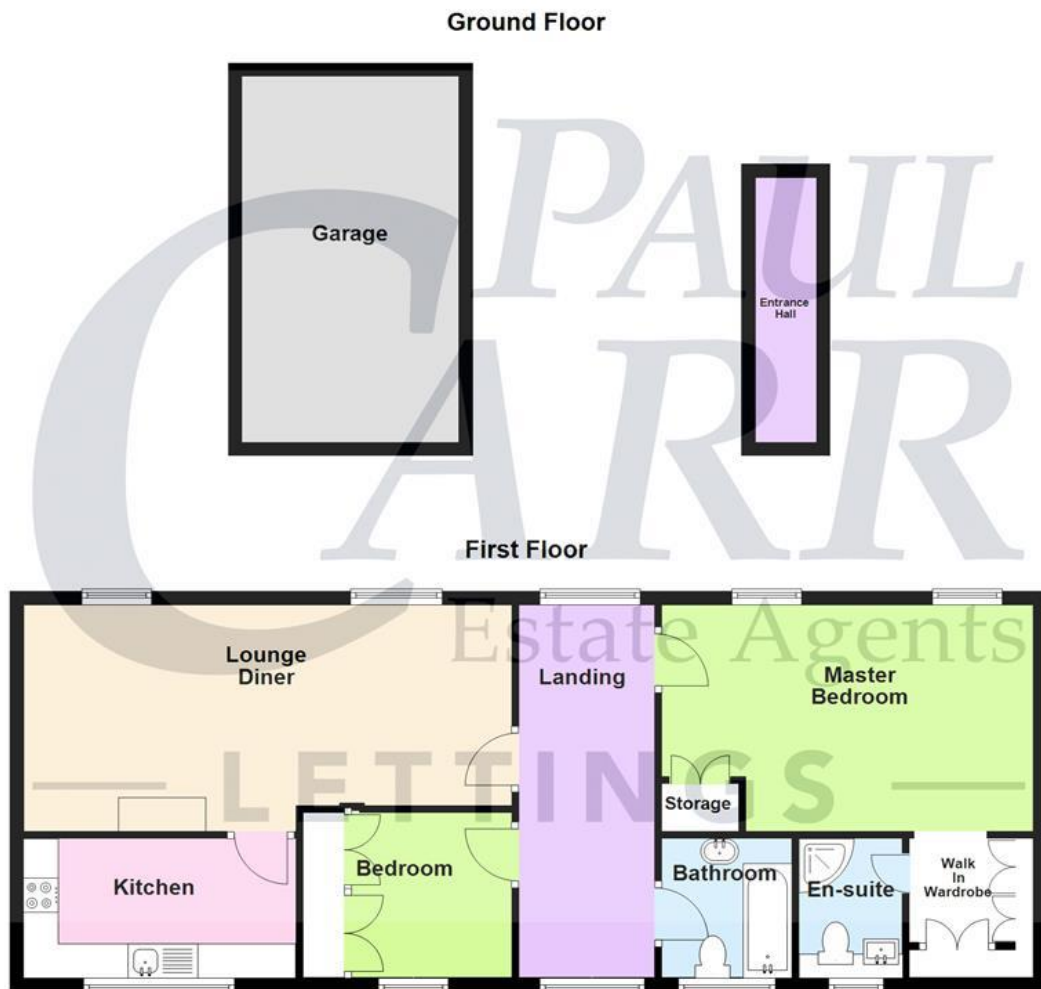
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. 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: Gas, Electric, Drainage and Water
Council tax band: C
Tenure: Leasehold 125 years lease from 01/01/2001
Ground Rent: £25
Service Charge: £95
Restrictions: TBC

Floor Plan

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



Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	74
(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

Map Location

