



Stafford Road,  
Walsall, WS3 3PA

Offers in the Region Of £475,000

## A Charming Semi-Detached Family Home on One of Bloxwich's Most Desirable Roads

Occupying a generous, mature plot along the ever-popular Stafford Road, this substantial four-bedroom semi-detached residence presents a wonderful opportunity to acquire a spacious family home offering over 2,270 sq.ft. of beautifully proportioned accommodation. Combining character, versatility and excellent outdoor space, the property enjoys a wealth of original charm whilst offering fantastic potential for its next owners to make it their own.

A generous block-paved driveway provides ample off-road parking and leads to the integral garage, whilst the attractive frontage, framed by established trees and mature planting, creates an impressive first impression.

Stepping inside, the welcoming reception hall immediately sets the tone for the accommodation beyond. To the front of the property, the elegant bay-fronted lounge offers a relaxing retreat, complete with a feature fireplace incorporating a log-burning stove. The spacious dining kitchen is perfectly designed for modern family living, featuring an extensive range of quality solid wood cabinetry, granite work surfaces, integrated appliances and ample space for family dining. Adjoining the kitchen is a cosy snug/dining room, providing additional reception space before flowing seamlessly into the impressive orangery. Flooded with natural light and overlooking the rear garden, this versatile room is ideal for entertaining or simply enjoying the peaceful surroundings throughout the seasons. The ground floor also benefits from a useful utility room, guest cloakroom and internal access to the garage.

To the first floor, the property offers four generously proportioned bedrooms. The principal bedroom enjoys a large bay window overlooking the front gardens, whilst the remaining bedrooms provide excellent accommodation for family members, guests or those working from home. A well-appointed family bathroom completes the first-floor accommodation.

Outside, the rear garden is undoubtedly one of the property's standout features. Beautifully maintained and enjoying an excellent degree of privacy, the generous lawn is surrounded by mature trees, established borders and colourful planting, creating a peaceful environment ideal for both family life and outdoor entertaining. Adding further versatility is the detached garden room, offering the perfect space for a home office, studio, gym or hobby room.

Properties of this size and quality, in such a well-established residential setting, rarely become available. Offering exceptional living space, a wonderful mature garden and endless potential to personalise, this is a superb opportunity to purchase a forever family home in one of Bloxwich's most sought-after locations.

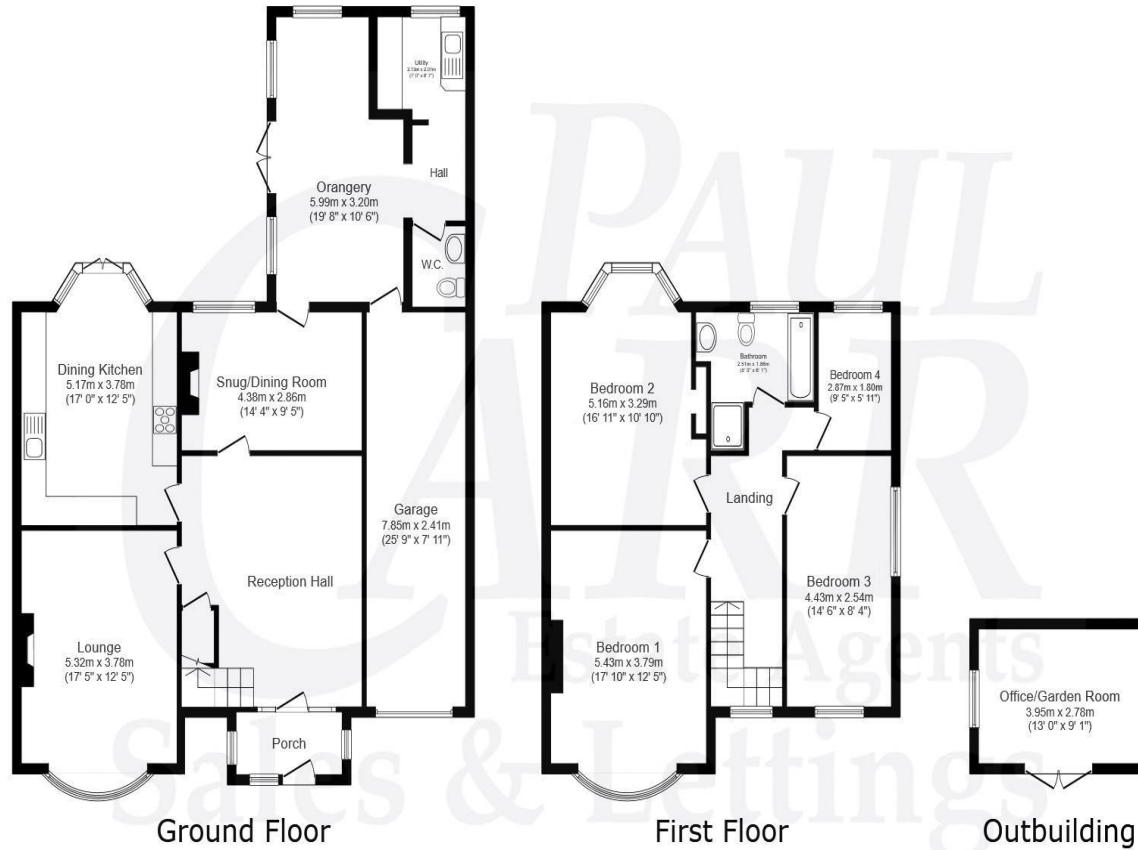






# Floor Plan

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



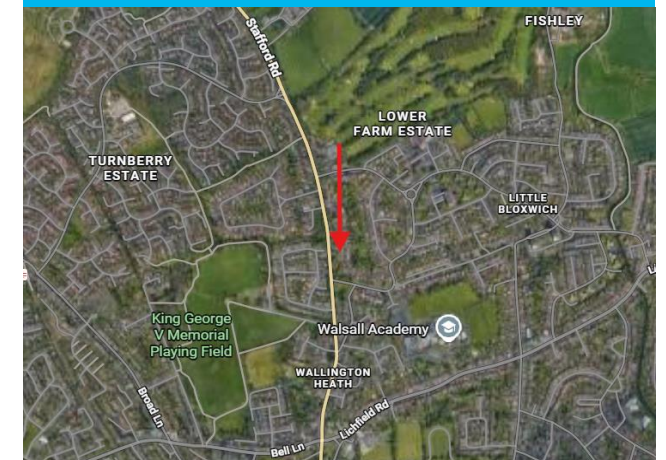
Total floor area: 211.3 sq.m. (2,274 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location







**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:

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