



Mulberry Road, Bloxwich
Walsall, WS3 2NX

Offers Over £200,000

Bloxwich

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Offered for sale with no onward chain, this well-proportioned three-bedroom semi-detached home presents an excellent opportunity for first-time buyers, families and those looking to move without the complication of an onward purchase.

The accommodation begins with an entrance porch and hallway, leading into a comfortable front lounge featuring a bay window that brings plenty of natural light into the room. To the rear is the real heart of the home: a spacious open-plan kitchen and dining area. Fitted with a generous range of units, integrated cooking appliances, breakfast-bar seating and ample space for a family dining table, this sociable room also provides direct access to the rear garden.

Upstairs, the property offers two well-sized double bedrooms, both benefiting from useful fitted storage, together with a third bedroom that would also make an ideal nursery, dressing room or home office. Completing the first floor is a generously sized, fully tiled bathroom incorporating both a bath and a separate walk-in shower.

Outside, the property enjoys an impressive enclosed rear garden with a large paved seating area, an extensive lawn and a garden shed, creating an excellent space for children, entertaining and relaxing outdoors.

Conveniently positioned on Mulberry Road in Bloxwich, the property is well placed for local shops, schools, transport links and everyday amenities. Early viewing is highly recommended to appreciate the space and potential this appealing family home has to offer.

A PRC (Precast Reinforced Concrete) certificate is a crucial document for non-standard construction houses, certifying that a formerly defective, prefabricated post-war home has been structurally repaired to an approved, mortgageable standard.

Image Disclaimer: Some images have been digitally enhanced for presentation purposes, including lighting, colour correction, sky replacement and the removal of minor temporary items. These enhancements do not alter the property's layout, dimensions or permanent fixtures and fittings.





Property Specification

NO ONWARD CHAIN
WELL PRESENTED THROUGHOUT
MODERN KITCHEN/DINER
DRIVEWAY
LOCAL AMENITIES

Entrance Porch

Lounge 11' 1" plus bay x 13' 2" (3.38m x 4.01m)

Kitchen/Diner 11' 4" into recess x 19' 4" (3.45m x 5.89m)

Bedroom 1 11' 0" x 10' 7" plus recess (3.35m x 3.22m)

Bedroom 2 9' 5" x 10' 0" plus recess (2.87m x 3.05m)

Bedroom 3 8' 0" into recess x 8' 6" (2.44m x 2.59m)

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:

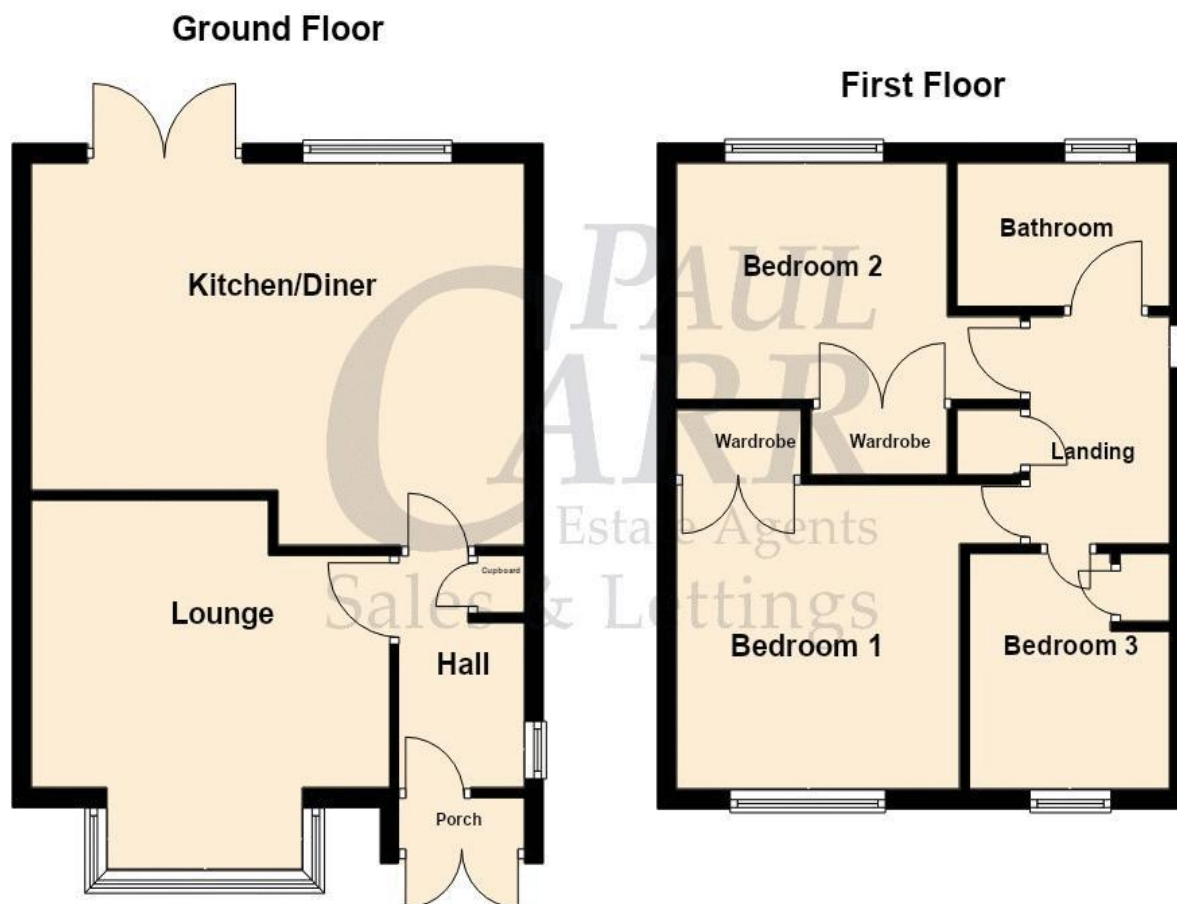
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. 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: Gas, Electric, Water, Drainage
Council tax band: A
Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

**New
Instruction
Awaiting
E.P.C.**

Map Location

