



Selsdon Road
Bloxwich, WS3 3UE

Offers Over £270,000

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Ground Floor:

A double-glazed porch with side windows and downlighters leads into the hallway, which includes a radiator, ceiling light point, and stairs to the first floor. The front-facing lounge features a gas fireplace, radiator, and ceiling light, with access through to the kitchen. The kitchen is fitted with a range of wall and base units, a one and a half bowl sink with drainer and mixer tap, two ceiling light points, radiator, and an understairs storage cupboard. It provides access to both the integral garage and the rear reception room. The rear reception room offers additional living space, with two skylights, a rear-facing window, downlighters, radiator, and French doors opening onto the garden. The garage includes a ceiling light point, two electrical sockets and hinge garage door to the front.

First Floor: The landing provides access to three bedrooms and a shower room. Bedroom one is front-facing and includes an over-stairs cupboard housing the boiler, additional built-in storage with sliding doors, a radiator, and ceiling light. Bedroom two benefits from dual aspect windows to the front and rear, with a radiator and ceiling light point. Bedroom three overlooks the rear garden and includes a radiator and ceiling light. The shower room is fitted with a corner shower cubicle and electric shower, low flush WC, vanity wash hand basin, downlighters, and a heated chrome towel rail.

Exterior: The front of the property features a block-paved driveway leading to the garage, alongside a gravel bed with potted plants. To the rear, there is a block-paved patio area with gated access to a lawn bordered by established flower beds and enclosed with boundary fencing.





Property Specification

EXTENDED SEMI DETACHED PROPERTY
SET A QUIET CUL DE SAC
CONTEMPORARY KITCHEN
MODERN LOUNGE
IMPRESSIVE REAR RECEPTION ROOM

Entrance Porch

Hallway

Lounge 10' 1" x 13' 9" (3.07m x 4.19m)

Kitchen 8' 2" x 13' 3" (2.49m x 4.04m)

Rear Reception Room 14' 1" x 11' 9" (4.29m x 3.58m)

Landing

Bedroom One 10' 1" x 12' 0" (3.07m x 3.65m)

Bedroom Two 7' 4" x 16' 2" (2.23m x 4.92m)

Bedroom Three 7' 0" x 10' 0" (2.13m x 3.05m)

Shower Room 5' 9" x 5' 5" (1.75m x 1.65m)

Garage 7' 6" x 16' 2" (2.28m x 4.92m)



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: 13th May 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:

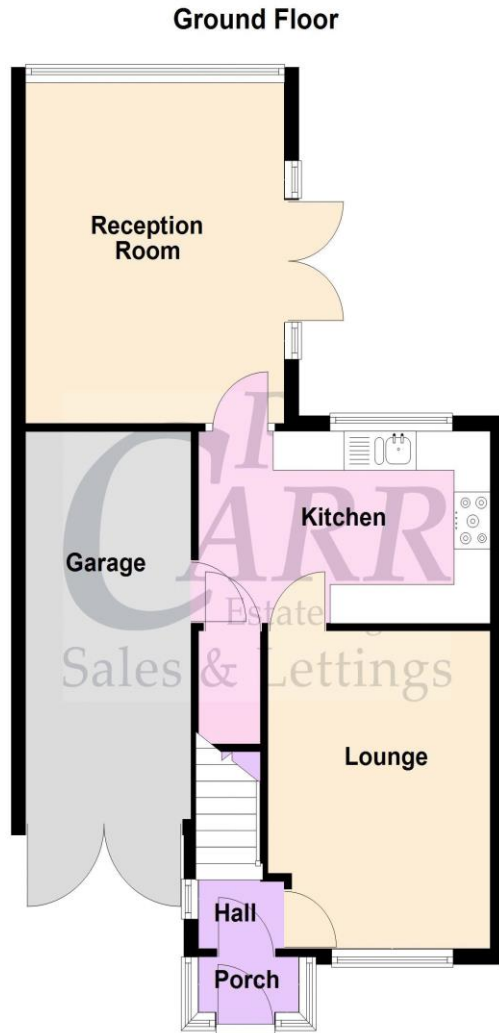
Services connected: All Services

Council tax band: B

Tenure: Freehold

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		73
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Map Location

