PAUL CARR Estate Agents Sales & Lettings

Bloxwich 01922 701286 Bloxwich@paulcarrestateagents.co.uk



Beeches Road, Bloxwich
Walsall, WS3 1EU

Guide Price £230,000

Offered to the market with no onward chain and available via the Modern Method of Auction, this individual two-bedroom detached bungalow occupies a particularly generous plot on Beeches Road in Bloxwich. Providing spacious and versatile single-storey accommodation, the property offers an exciting opportunity for purchasers seeking a home they can update and personalise. Its generous frontage, established gardens, gated driveway and integral garage should prove particularly attractive to buyers looking for ample outside space and useful parking. The accommodation is approached through an entrance area opening into a central hallway, from which the principal rooms can be accessed. The fitted kitchen provides a range of wall and base storage units, work surfaces, an integrated oven and space for additional appliances. Windows positioned on two sides allow plenty of natural light into the room and provide views over the surrounding gardens. A generously proportioned lounge forms the main reception space. This bright room benefits from windows overlooking the garden and features a distinctive brick fireplace, creating an attractive focal point. There is ample room for a variety of seating and occasional furniture. An additional living area connects with the sun room, providing further flexible reception space. The sun room enjoys extensive glazing and offers pleasant views across the rear garden, making it suitable for use as a dining room, sitting room or garden room. Both bedrooms are comfortable doubles and benefit from fitted wardrobes and storage. The larger principal bedroom offers excellent floor space, while the second bedroom would also work well as a guest room, home office or hobby room. The accommodation is completed by two separate wash facilities. One is fitted with a panelled bath, wash basin and WC, while the second includes a glazed shower enclosure, fitted vanity storage, wash basin and WC. The integral garage provides secure parking or valuable storage space and may offer potential for conversion or incorporation into the living accommodation, subject to all necessary permissions and building regulations. Outside The bungalow stands behind a substantial frontage enclosed by a low brick boundary wall and metal railings. Gated access opens onto a paved driveway providing off-road parking and access to the garage. The front garden is particularly generous and offers considerable scope for landscaping, creating additional parking or establishing an attractive lawned garden, subject to any necessary consent. To the rear is an established garden containing a variety of mature trees, shrubs and planting. Although the gardens would benefit from attention, they provide an excellent foundation for creating an appealing and private outdoor space. Location Beeches Road is conveniently positioned for access to the everyday amenities available throughout Bloxwich and the surrounding area. Local convenience stores, supermarkets, medical facilities and a selection of independent shops are all within easy reach, with further shopping and leisure facilities available in Bloxwich and Walsall town centres. Families are served by a selection of nearby primary and secondary schools, while bus services operate throughout the surrounding area. Bloxwich railway station provides rail connections towards Walsall, Birmingham and destinations along the Chase Line. The location also offers practical road links towards Walsall, Cannock, Wolverhampton and Birmingham, making the property well placed for commuters. Auction Information This property is offered for sale through the Modern Method of Auction. This method provides a structured transaction with an agreed reservation period but remains subject to the auctioneer’s terms and conditions. A reservation fee and other charges may be payable by the successful purchaser. Prospective buyers should review the auction pack carefully and confirm all applicable fees, legal requirements and completion timescales before bidding. Please contact the selling agent for access to the auction pack and full details of the bidding and reservation process.



Entrance Porch

Living Room
25' 0"(max) x 12' 2"(max) (7.62m(max) x 3.72m(max))

Sunroom
12' 3" x 9' 7" (3.74m x 2.93m)

Kitchen
13' 1" x 10' 8" (3.98m x 3.25m)

Bedroom 1
12' 3" x 11' 6" (3.73m x 3.51m)

Bedroom 2
12' 0" x 21' 9" (3.65m x 6.63m)

Jack and Jill Bathroom
8' 8" x 8' 7" (2.63m x 2.62m)

Family Bathroom
8' 7" x 4' 4" (2.62m x 1.32m)

Outside

Front Garden

Driveway

Rear Garden

Garage 18' 7" x 8' 1" (5.67m x 2.47m)







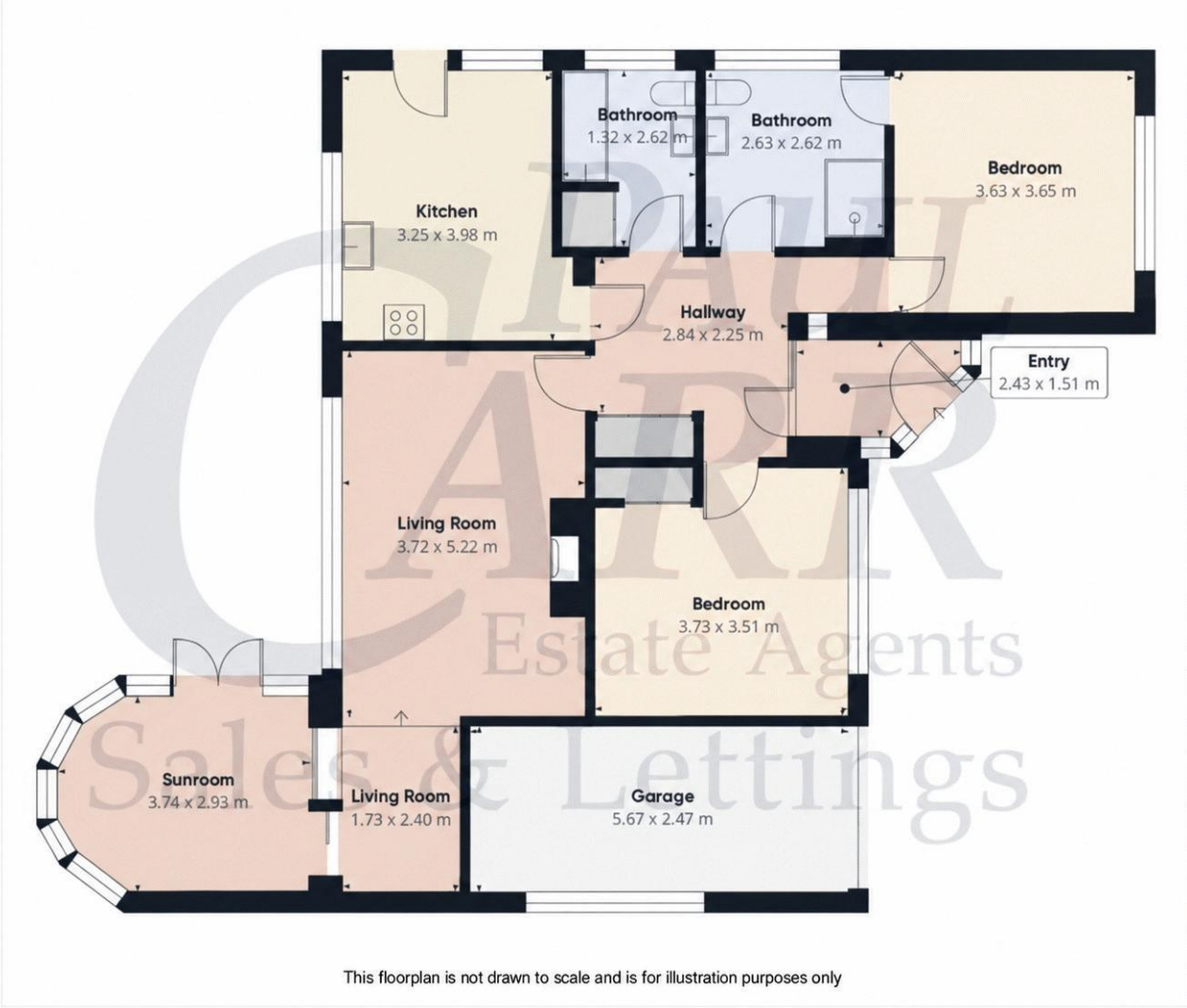




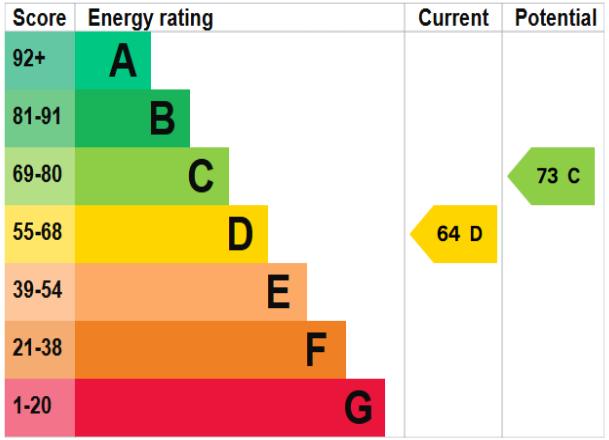


Floor Plan

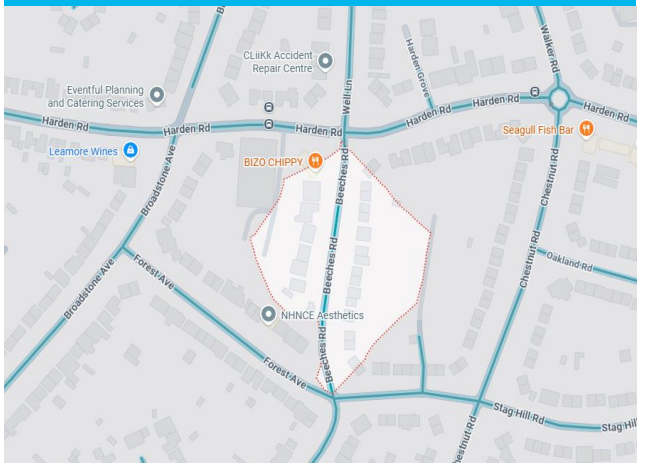
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating



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: 17th September 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 £47.50 + VAT (£57 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.