



Fishley Close, Lower Farm
Walsall, WS3 3QA

Offers in the Region Of £270,000

Situated in a cul-de-sac on Fishley Close, Bloxwich, this four-bedroom semi-detached home offers versatile accommodation, driveway parking and an enclosed rear garden. Offered with no onward chain, the property features neutral decoration throughout much of the interior and provides an excellent opportunity for buyers looking to personalise their next home.

An enclosed entrance porch opens into the hallway, which leads to the lounge and separate kitchen. The front-facing lounge features a fireplace and opens into an adjoining dining area, where glazed double doors provide access to the rear garden. The kitchen offers light-coloured cabinets, contrasting work surfaces, a built-in oven, hob and extractor, with access to the garage/utility area, providing useful additional storage and workspace.

Upstairs, the landing gives access to four bedrooms and the family bathroom, with cupboard storage on the landing and within bedroom three. The accommodation offers flexibility for family living, guest bedrooms or home working. The bathroom includes a bath with a glazed shower screen, a vanity wash basin, WC and chrome heated towel rail.

Outside, a paved driveway leads towards the garage, alongside a lawned front garden with established shrubs. The enclosed rear garden combines a paved patio, central lawn, gravelled borders and a pathway, creating space for outdoor seating and dining.

Viewing is recommended to appreciate the accommodation and potential of this chain-free home.

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Entrance Porch

Entrance Hallway

Lounge 12' 1" x 10' 6" into recess (3.68m x 3.20m)

Dining Room 10' 8" plus recess x 9' 1" (3.25m x 2.77m)

Kitchen 11' 2" max x 7' 3" (3.40m x 2.21m)

Garage/ Utility Area 16' 4" max x 9' 1" (4.97m x 2.77m)

Bedroom 1 12' 2" x 9' 2" into recess (3.71m x 2.79m)

Bedroom 2 10' 9" x 9' 4" (3.27m x 2.84m)

Bedroom 3 8' 9" into recess x 7' 4" (2.66m x 2.23m)

Bedroom 4 12' 3" x 9' 0" (3.73m x 2.74m)

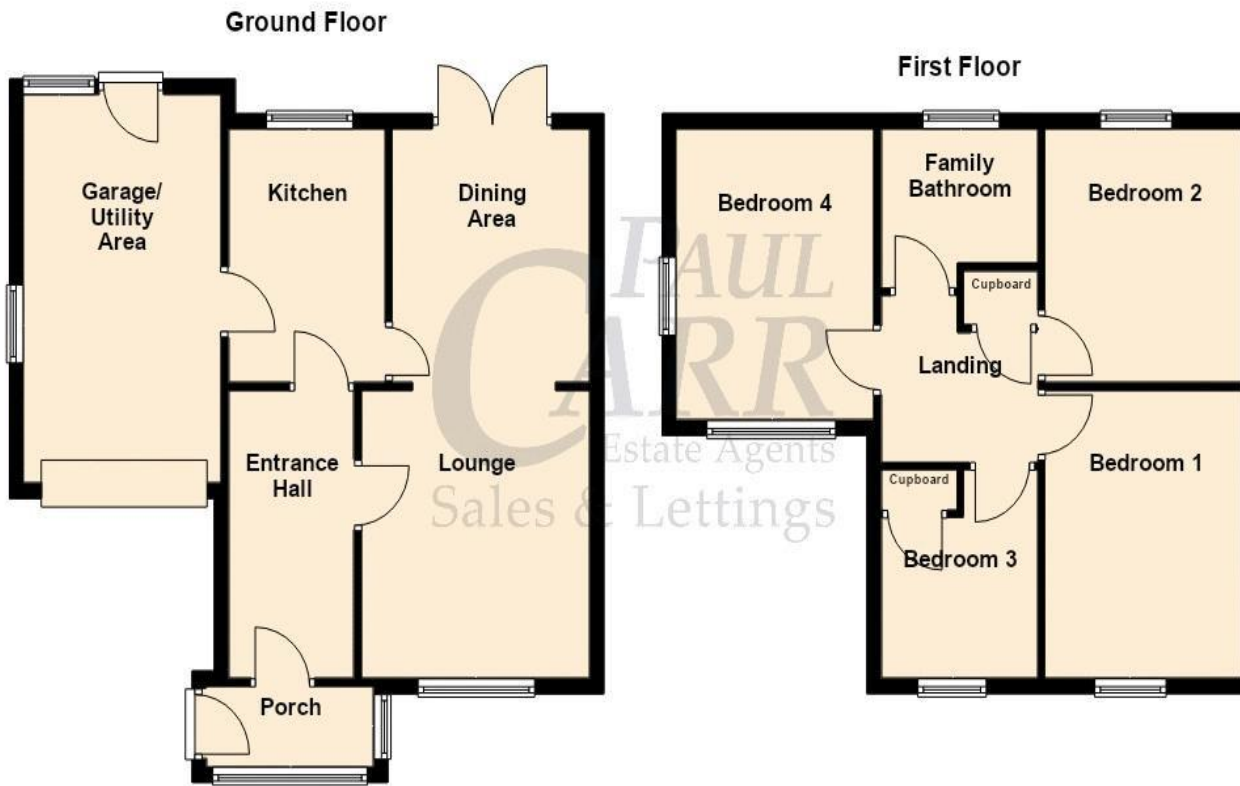
Family Bathroom





Floor Plan

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

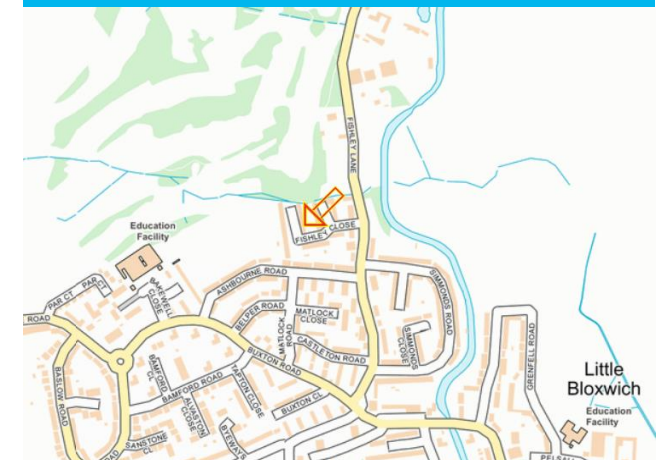


Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy 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:

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