



Millfield Avenue, Bloxwich
Walsall, WS3 3QS

£270,000

A spacious three-bedroom semi-detached home offering versatile family accommodation, ample off-road parking, a particularly generous rear garden and superb potential for further extension to both the side and rear, subject to the necessary planning permissions and building regulations. Situated in a convenient and established residential area of Bloxwich, this impressive property offers considerably more space than may first meet the eye. With three separate reception rooms, a fitted kitchen and breakfast room, three well-proportioned bedrooms and excellent outside space, the home is ideally suited to first-time buyers, growing families and investors alike.

GROUND FLOOR - The property is approached across a spacious block-paved driveway, providing ample off-road parking for several vehicles. An entrance porch opens into the welcoming reception hall, from which the principal ground-floor rooms and staircase can be accessed. Positioned at the front of the property is a comfortable sitting room. This versatile space would make an ideal formal lounge, home office, children's playroom or cosy snug, allowing the accommodation to adapt easily to the needs of its new owners. The separate dining room provides an excellent setting for family meals and entertaining. Generously proportioned and conveniently positioned alongside the kitchen, it offers sufficient space for a substantial dining table and additional furniture. A particular highlight of the home is the impressive rear living room. Bright and spacious, this inviting reception room features a characterful fireplace and benefits from French doors opening directly onto the rear garden. With plenty of space for a range of seating, it provides a wonderful room in which to relax and spend time with family and friends. The fitted kitchen and breakfast room offers an extensive range of wall and base units, complemented by generous work surfaces and space for a selection of freestanding appliances. Windows overlooking the rear garden allow plenty of natural light into the room, while a side door provides convenient access outside.

FIRST FLOOR - The first-floor landing leads to three well-proportioned bedrooms and the family bathroom. The principal bedroom is a generous double room with a large front-facing window creating a bright and comfortable atmosphere. The second bedroom is another good-sized room, while the third provides a flexible space that could be used as a child's bedroom, guest room, nursery or home office. Completing the first-floor accommodation is the family bathroom, which is particularly practical and features both a panelled bath and a separate shower enclosure, alongside a wash hand basin and WC.

OUTSIDE - To the front, the property benefits from a substantial block-paved driveway providing excellent off-road parking, together with established planted borders adding character to the approach. The generous rear garden is another standout feature of the home. Beginning with a paved seating area accessed from the living room and also from the Kitchen, the garden extends to a substantial lawn surrounded by mature shrubs, trees and planted borders. This established outside space offers plenty of room for children to play, summer entertaining and gardening, while also providing an attractive outlook from the rear of the property. The generous plot also offers superb potential for further extension to both the side and rear, creating an exciting opportunity for purchasers looking to increase the accommodation and design a home tailored to their own requirements, subject to obtaining the necessary consents.

LOCATION - Millfield Avenue enjoys a convenient position within Bloxwich, placing a wide selection of shops, supermarkets and everyday amenities within easy reach. The area is well served by local schools, recreational facilities and regular transport connections. Both Bloxwich and Bloxwich North railway stations provide useful services towards Walsall and Birmingham, making the location a practical choice for commuters. The property is also well positioned for road links towards Walsall, Cannock and the wider West Midlands.

SUMMARY - Offering an excellent combination of space, versatility and future potential, this family home represents a fantastic opportunity in a popular and convenient Bloxwich location. The three reception rooms provide exceptional flexibility, while the generous driveway, substantial rear garden and superb potential for further extension to the side and rear further enhance the property's appeal. Although buyers may choose to update selected areas to suit their personal tastes, the home offers an excellent foundation from which to create a superb long-term residence.

An internal viewing is strongly recommended to fully appreciate the generous accommodation, impressive plot and exciting potential this property has to offer.

Agents' Note: Any reference to extension or development potential is subject to obtaining the necessary planning permission, building regulation approval and all other relevant consents. Prospective purchasers should make their own enquiries with the appropriate authorities.



Entrance Porch

Hall

Living Room 6.05m (19'10") x 3.70m (12'2")

Sitting Room 3.99m (13'1") x 3.80m (12'6") max into bay

Dining Room 5.76m (18'11") x 2.70m (8'10")

Kitchen / Breakfast Room 5.30m (17'5") x 2.70m (8'10")

Landing

Bedroom 1 3.99m (13'1") x 3.17m (10'5")

Bedroom 2 3.35m (11') x 2.87m (9'5")

Bedroom 3 2.87m (9'5") x 2.61m (8'7")

Bathroom 8' 3" x 6' 4" (2.51m x 1.93m)





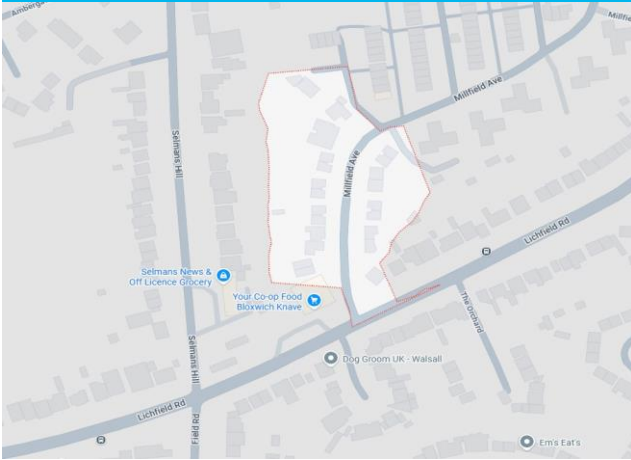
Floor Plan

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		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

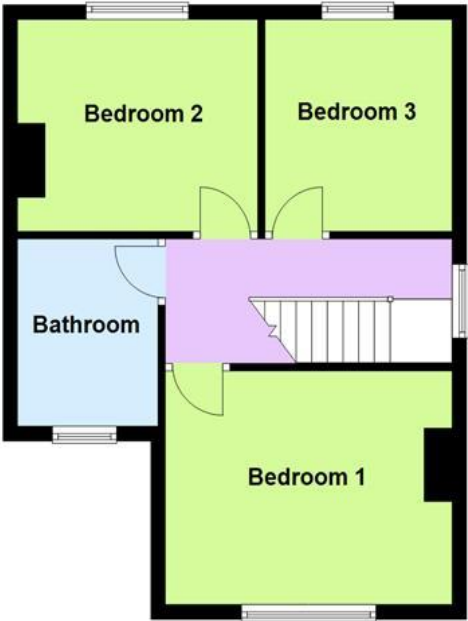
Map Location



Ground Floor



First Floor







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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