



Ingram Road, Walsall
Bloxwich WS3 3AL

Offers Over £250,000

Walsall

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This recently refurbished and extended three-bedroom semi-detached home in Bloxwich offers spacious and versatile accommodation, ideal for modern family living.

The property features a lounge, dining room, and additional sitting room, providing excellent flexible living space, along with a newly fitted kitchen and a contemporary ground floor wet room.

To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the home benefits from both front and rear gardens, as well as a driveway providing off-road parking.

Conveniently located close to local amenities and transport links.





Property Specification

**NO CHAIN
REFURBISHED THROUGHOUT
EXTENDED TO REAR
ADDITIONAL GROUND FLOOR WET ROOM
THREE RECEPTION ROOMS**

Porch

Lounge

13' 1" x 11' 8" (3.98m x 3.55m)

Dining Room

11' 9" x 9' 9" into recess (3.58m x 2.97m)

Sitting Room

8' 6" x 12' 4" max (2.59m x 3.76m)

Kitchen

9' 0" x 9' 8" max (2.74m x 2.94m)

Ground Floor Wet Room

Bedroom 1

10' 0" x 13' 2" max (3.05m x 4.01m)

Bedroom 2

11' 9" x 8' 8" plus recess (3.58m x 2.64m)

Bedroom 3

8' 4" x 9' 9" (2.54m x 2.97m)

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:

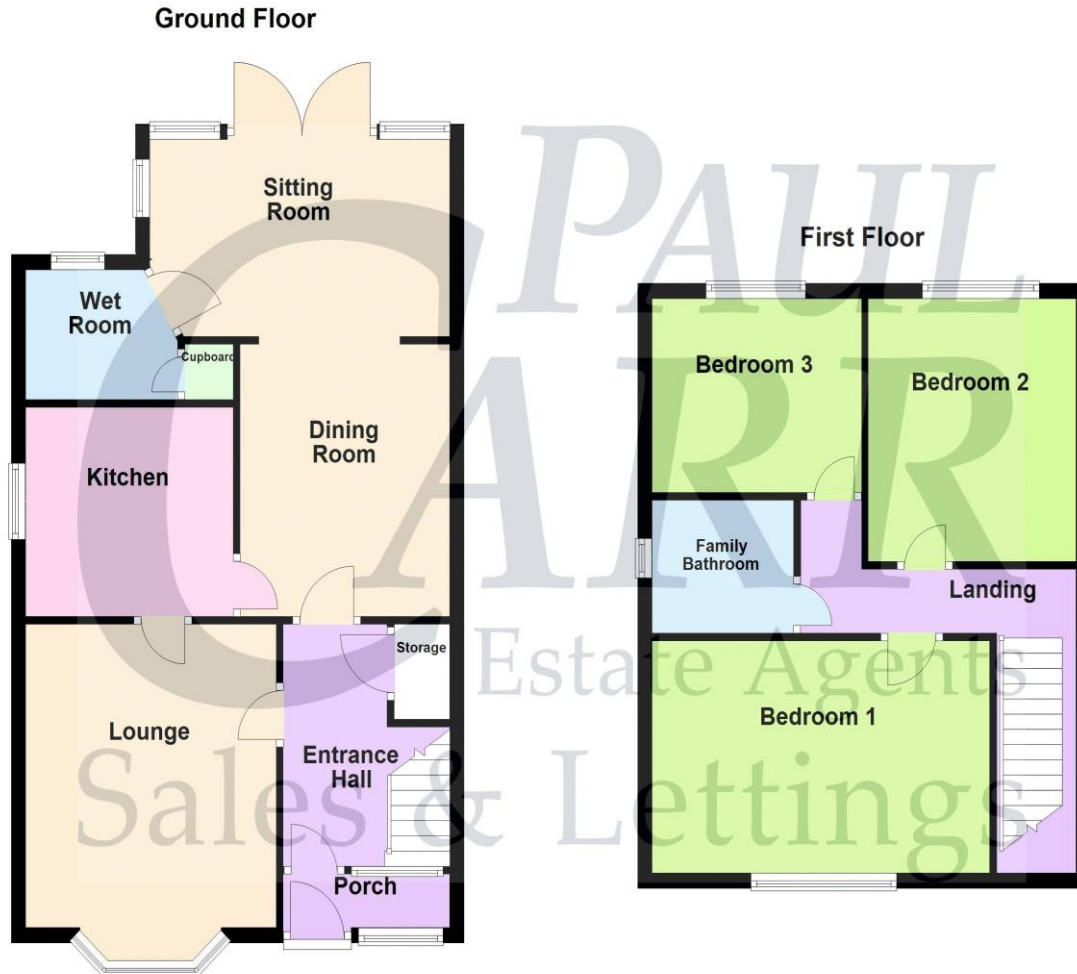
Services connected: All Services

Council tax band: B

Tenure: Freehold

Floor Plan

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



This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.

Energy Efficiency Rating

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

Map Location

