PAUL CARR Estate Agents Sales & Lettings

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Formby Way, Bloxwich
Walsall WS3 3TL

Offers in the Region Of £400,000

Stylish family living, with entertaining at its heart Beautifully presented and thoughtfully arranged, this four-bedroom detached residence combines contemporary interiors with generous living spaces and an inviting garden. From the statement kitchen to the light-filled sun room, this is a home offering both everyday comfort and a wonderful setting for entertaining. An enclosed entrance porch introduces the accommodation, opening into a welcoming hallway. The bay-fronted sitting room provides an elegant space to unwind, with a bespoke-style media wall and inset contemporary fireplace forming a striking centrepiece. Recessed lighting and attractive herringbone-style flooring complete the room's polished finish. A separate sitting/dining room adds flexibility to the ground floor, offering space for a more formal dining setting, an additional lounge or a dedicated home office. At the heart of the home lies the impressive kitchen/breakfast room. Sleek gloss cabinetry and contrasting work surfaces create a sophisticated backdrop, while the substantial central island provides breakfast-bar seating and a natural gathering point for family and guests. An island-mounted gas hob, overhead extractor and built-in ovens balance style with practicality. A separate utility room and guest cloakroom complement the accommodation. The adjoining sun room extends the living space beautifully. A glazed roof lantern draws natural light into the room, creating an appealing setting for relaxed dining, morning coffee or enjoying views of the garden. Doors open directly outside, making the transition from indoor living to outdoor entertaining effortless. Upstairs, four bedrooms offer comfortable accommodation, with fitted storage enhancing several rooms. A contemporary family bathroom and an additional shower room serve the first floor, alongside useful landing storage. The exterior is equally inviting. A substantial driveway provides parking for multiple vehicles, while the enclosed rear garden has been arranged for easy maintenance and enjoyment. An artificial lawn sits alongside paved seating areas and decorative planting, with space to dine, relax and entertain. A garden bar adds a sociable focal point, while a greenhouse provides further interest. Set on Formby Way in Bloxwich, this beautifully appointed home brings together space, versatility and distinctive contemporary style. Image Disclaimer: Some images have been digitally enhanced for presentation purposes, including lighting, colour correction, sky replacement and the removal of minor temporary items. These enhancements do not alter the property's layout, dimensions or permanent fixtures and fittings.



Storm Porch

Hallway

Sitting / Dining Room 15' 9" x 7' 8" max (4.80m x 2.34m)

Sitting Room 13' 3" plus bay x 12' 4" (4.04m x 3.76m)

Kitchen / Breakfast Room 9' 6" x 16' 4" to units (2.89m x 4.97m)

Utility room

W.C.

Sun Room 11' 0" x 8' 2" (3.35m x 2.49m)

First Floor Landing

Master bedroom 12' 8" into recess x 10' 9" (3.86m x 3.27m)

En-suite

Bedroom 2 10' 8" x 8' 2" (3.25m x 2.49m)

Bedroom 3 8' 2" x 8' 2" (2.49m x 2.49m)

Bedroom 4 8' 2" x 9' 9" into wardrobe (2.49m x 2.97m)

Bathroom

Outside

Front Driveway

East Maintenance Rear Garden







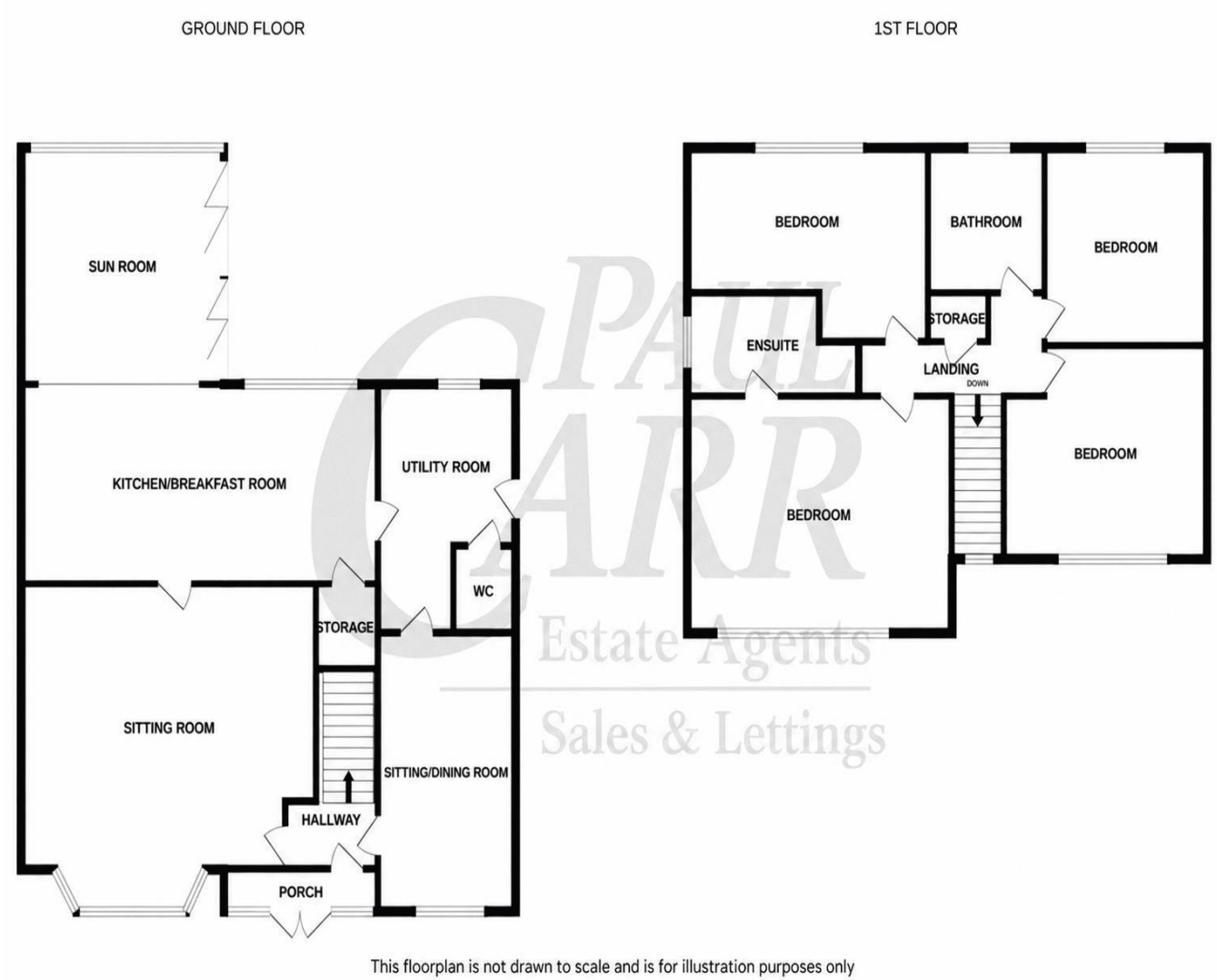




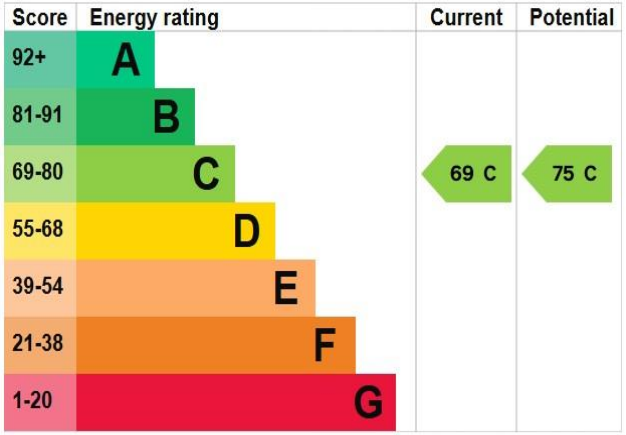


Floor Plan

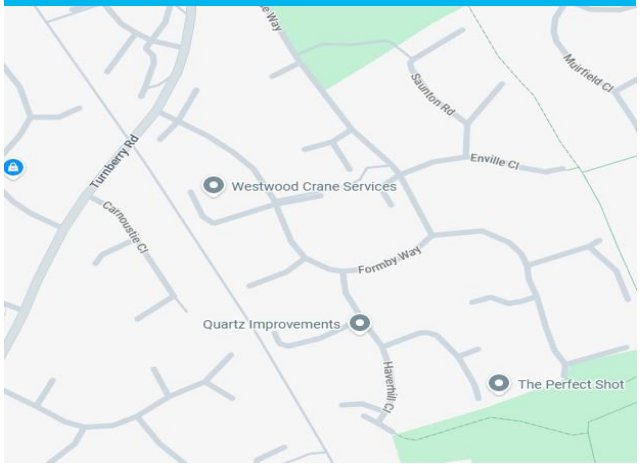
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating



Map Location




NEYMAR
MESSI









Agent's Note:

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