



Selsdon Road, Bloxwich  
Walsall, WS3 3UE

Offers Over £280,000



# Bloxwich

Offers Over £280,000

3  1  2 

## Ground Floor:

A double-glazed porch with side windows and downlighters leads into the hallway, which includes a radiator, ceiling light point, and stairs to the first floor. The front-facing lounge features a gas fireplace, radiator, and ceiling light, with access through to the kitchen. The kitchen is fitted with a range of wall and base units, a one and a half bowl sink with drainer and mixer tap, two ceiling light points, radiator, and an understairs storage cupboard. It provides access to both the integral garage and the rear reception room. The rear reception room offers additional living space, with two skylights, a rear-facing window, downlighters, radiator, and French doors opening onto the garden. The garage includes a ceiling light point, two electrical sockets and hinge garage door to the front.

## First Floor:

The landing provides access to three bedrooms and a shower room. Bedroom one is front-facing and includes an over-stairs cupboard housing the boiler, additional built-in storage with sliding doors, a radiator, and ceiling light. Bedroom two benefits from dual aspect windows to the front and rear, with a radiator and ceiling light point. Bedroom three overlooks the rear garden and includes a radiator and ceiling light. The shower room is fitted with a corner shower cubicle and electric shower, low flush WC, vanity wash hand basin, downlighters, and a heated chrome towel rail.

## Exterior:

The front of the property features a block-paved driveway leading to the garage, alongside a gravel bed with potted plants. To the rear, there is a block-paved patio area with gated access to a lawn bordered by established flower beds and enclosed with boundary fencing.







## Property Specification

EXTENDED SEMI DETACHED PROPERTY  
 QUIET CUL DE SAC POSITION  
 CONTEMPORARY KITCHEN  
 MODERN LOUNGE  
 IMPRESSIVE REAR RECEPTION ROOM  
 THREE GENEROUS BEDROOMS

Entrance Porch

Hallway

Lounge 10' 1" x 13' 9" (3.07m x 4.19m)

Kitchen 8' 2" x 13' 3" (2.49m x 4.04m)

Raer Reception Room 14' 1" x 11' 9" (4.29m x 3.58m)

Landing

Bedroom One 10' 1" x 12' 0" (3.07m x 3.65m)

Bedroom Two 7' 4" x 16' 2" (2.23m x 4.92m)

Bedroom Three 7' 0" x 10' 0" (2.13m x 3.05m)

Shower Room 5' 9" x 5' 5" (1.75m x 1.65m)

Garage 7' 6" x 16' 2" (2.28m x 4.92m)

### 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: 16th July 2025

### Viewer's Note:

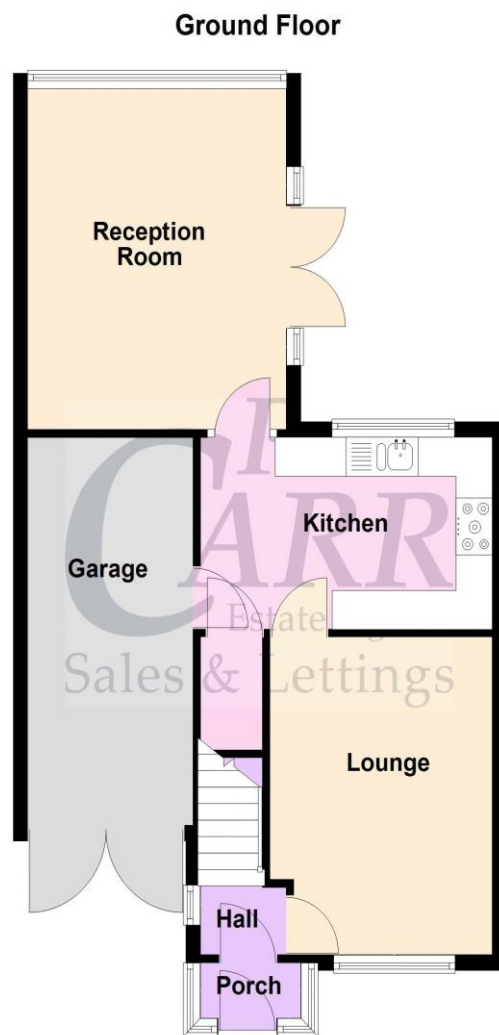
Services connected: All Services

Council tax band: B

Tenure: Freehold

# Floor Plan

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



## Energy Efficiency Rating

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

## Map Location

