



Webbs
Helping people move since 1994

Lichfield Road | Walsall | WS3 3LZ

Asking Price £599,999

 **Webbs**
estate agents

Summary

Welcome to this exquisite executive detached home located on Lichfield Road, Bloxwich. This remarkable property has been meticulously renovated and extended by its current owners, offering a perfect blend of modern living and classic charm.

As you approach the house, you will be greeted by an attractive driveway that accommodates multiple vehicles, leading to a canopied entrance. Upon entering, you will find a welcoming hallway that opens into the first of two spacious reception rooms. This room features a delightful fireplace and a charming walk-in bay window, creating a warm and inviting atmosphere. The second reception room seamlessly connects to the beautifully landscaped garden, perfect for entertaining or enjoying quiet moments outdoors.

The heart of the home is undoubtedly the stunning modern fitted kitchen, which boasts a spacious living and dining area. This impressive space is enhanced by bi-folding doors that flood the room with natural light, a central island, skylights, and air conditioning for year-round comfort. Additionally, there is a separate utility room and a convenient guest WC.

On the first floor, you will discover four generously sized double bedrooms, along with a refitted family bathroom that exudes contemporary elegance. The second floor features a stylish shower room and a versatile loft room.

The rear of the property is a true sanctuary, offering an extensive private and enclosed landscaped garden. This outdoor oasis includes a decked area, an outdoor kitchen, expansive lawns, and a

Key Features

- EXECUTIVE DETACHED HOME
- STUNNING KITCHEN LIVING DINING ROOM
- REFITTED BATHROOM (S)
- GATED DRIVEWAY
- VIEWING IS ESSENTIAL
- RENOVATED AND EXTENDED
- FOUR DOUBLE BEDROOMS AND LOFT ROOM
- EXTENSIVE PLOT
- DETACHED STOAGE GARAGE TO THE REAR
- CALL WEBBS TO SECURE YOUR VIEWING ON 01922663399

Rooms and Dimensions

Entrance Hall 10'4" x 6'8" (3.17m x 2.04m)	Bedroom Two 12'9" x 10'2" (3.90m x 3.11m)
Living Room 12'6" x 11'10" (3.83m x 3.62m)	Bedroom Three 9'10" x 9'8" (3.01m x 2.97m)
Rear Living Room 12'10" x 13'1" (3.93m x 4.01m)	Bedroom Four 15'2" x 8'10" (4.63m x 2.71m)
Kitchen Living Dining Room 21'4" x 17'5" (6.51m x 5.31m)	En Suite 7'7" x 4'11" (2.33m x 1.52)
Utility Room 6'5" x 5'9" (1.97m x 1.76m)	Family Bathroom 8'9" x 6'9" (2.69m x 2.06m)
Guest WC 4'0" x 2'9" (1.22m x 0.85m)	Second Floor Landing
Office 12'5" x 9'5" (3.81m x 2.88m)	Shower Room 9'7" x 6'0" (2.94m x 1.83m)
Store 10'10" x 7'1" (3.32m x 2.17m)	Landing
First Floor Landing	Bedroom 8'10" x 5'10" (2.70m x 1.79m)
Bedroom One 12'1" x 12'3" (3.69m x 3.74m)	Living Area 16'8" x 13'6" (5.09m x 4.14m)
	Living Area 2 10'0" x 13'7" (3.07m x 4.15m)







Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Target	Very environmentally friendly - lower CO ₂ emissions	Current	Target
91-100 A			10-15 A		
81-90 B			16-20 B		
71-80 C			21-25 C		
61-70 D			26-30 D		
51-60 E			31-35 E		
41-50 F			36-40 F		
31-40 G			41-45 G		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

212 High Street, Bloxwich, Walsall, WS3 3LA

Tel: 01922 663399 | Email: bloxwich@webbestateagents.co.uk | www.webbestateagents.co.uk

Webbs
estate agents