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**Ashley Road | Bloxwich, Walsall | WS3 2QF**

**Auction Guide £180,000**

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estate agents

## Summary

**\*\*SOLD VIA MODERN METHOD OF AUCTION\*\* BUYER TO PAY RESERVATION FEE\*\* NO CHAIN\*\* MODERNISED THROUGHOUT\*\* POPULAR LOCATION\*\* VIEWING ESSENTIAL\*\***

A stunning semi-detached house which has been beautifully refurbished to create a modern and inviting home. With three well-proportioned bedrooms and a thoughtfully designed layout, this property is perfect for families or those seeking a comfortable living space.

Upon entering, you are greeted by a welcoming entrance hallway that leads to a spacious lounge, ideal for relaxation and entertaining. The modern refitted kitchen, complete with an opening to the dining room, the ground floor also features a convenient guest WC and a utility room, enhancing the practicality of everyday living.

The first floor has two generous double bedrooms, a refitted family bathroom, the third bedroom offers access to a versatile loft room, perfect for use as a study, playroom, and has been used as a guest bedroom.

Outside, the property boasts a large enclosed rear garden, complete with a patio seating area. The block-paved driveway provides ample off-road parking.

Located within close proximity to excellent schools and transport links, this home is ideally situated for easy access to both Bloxwich and Walsall town centres. With the added benefit of being chain-free,

## Key Features

- SOLD VIA THE MODERN METHOD OF AUCTION
- SPACIOUS LOUNGE
- IDEAL FOR TRANSPORT LINKS
- VERSATILE LOFT ROOM
- LARGE ENCLOSED REAR GARDEN
- THREE BEDROOMS
- EXCELLENT SCHOOL CATCHMENTS
- MODERN REFITTED KITCHEN AND FAMILY BATHROOM
- UTILITY ROOM AND A GUEST WC
- VIEWING ADVISED ON THIS CHAIN FREE HOME

## Rooms and Dimensions

### ENTRANCE HALLWAY

### SPACIOUS LOUNGE

13'3" x 11'2" (4.047 x 3.419)

### UTILITY ROOM

### GUEST WC

### MODERN REFITTED KITCHEN

13'1" x 10'5" (4.009 x 3.196)

### DINING ROOM

12'2" x 7'2" (3.733 x 2.199)

### LANDING

### BEDROOM ONE

10'11" x 10'10" (3.329 x 3.306)

### BEDROOM TWO

11'0" x 9'6" (3.372 x 2.910)

### BEDROOM THREE ( GIVING ACCESS TO THE LOFT ROOM)

8'4" x 8'0" (2.543 x 2.455)

### MODERN REFITTED FAMILY BATHROOM

8'0" x 6'0" (2.442 x 1.854)

### LOFT ROOM

19'8" x 8'4" (6.015 x 2.553)

### LARGE ENCLOSED REAR GARDEN

### FRONT DRIVEWAY

### IDENTIFICATION CHECKS - C

### Agents Note

### Agents Note B





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