PAUL CARR Estate Agents Sales & Lettings

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Abbotts Street, Bloxwich
Walsall, WS3 3AY

Offers in the Region Of £220,000

Offered for sale with no onward chain, this three-bedroom semi-detached home occupies a generous plot on Abbotts Street, Bloxwich. The property offers well-proportioned accommodation, ample outside space and excellent potential for buyers seeking a comfortable family home.

The ground floor begins with an entrance hall leading into a spacious lounge featuring wood-effect flooring, decorative coving and a characterful fireplace with a log-burning-style stove. To the rear is a generous kitchen and dining room fitted with a range of storage units, work surfaces and space for appliances and a family dining table. A useful guest WC and storage cupboard complete the ground-floor accommodation.

Upstairs, the landing provides access to three well-proportioned bedrooms, including a spacious principal bedroom, alongside a family bathroom fitted with a bath and overhead shower, wash basin and WC.

Externally, the property benefits from a substantial lawned frontage, gated access and a generous gravelled side area. The enclosed rear garden is designed for relatively easy maintenance, featuring gravelled areas, decked seating spaces and useful garden storage. Conveniently positioned for local schools, shops, transport links and Bloxwich town centre, early viewing is highly recommended.

Viewings: Strictly via appointment through our Bloxwich Residential Sales Department on 01922 701286

or via Bloxwich@paulcarrestateagents.co.uk



Entrance Hall

Reception Room 14' 0" x 13' 8" (4.26m x 4.16m)

Kitchen 14' 1" x 9' 9" (4.29m x 2.97m)

Guest W.C.

First Floor Landing

Bedroom 1 11' 0" x 10' 5" (3.35m x 3.17m)

Bedroom 2 12' 5" x 8' 8" (3.78m x 2.64m)

Bedroom 3 9' 9" x 8' 1" (2.97m x 2.46m)

Family Bathroom

Outside

Front and Side Garden

Rear Garden









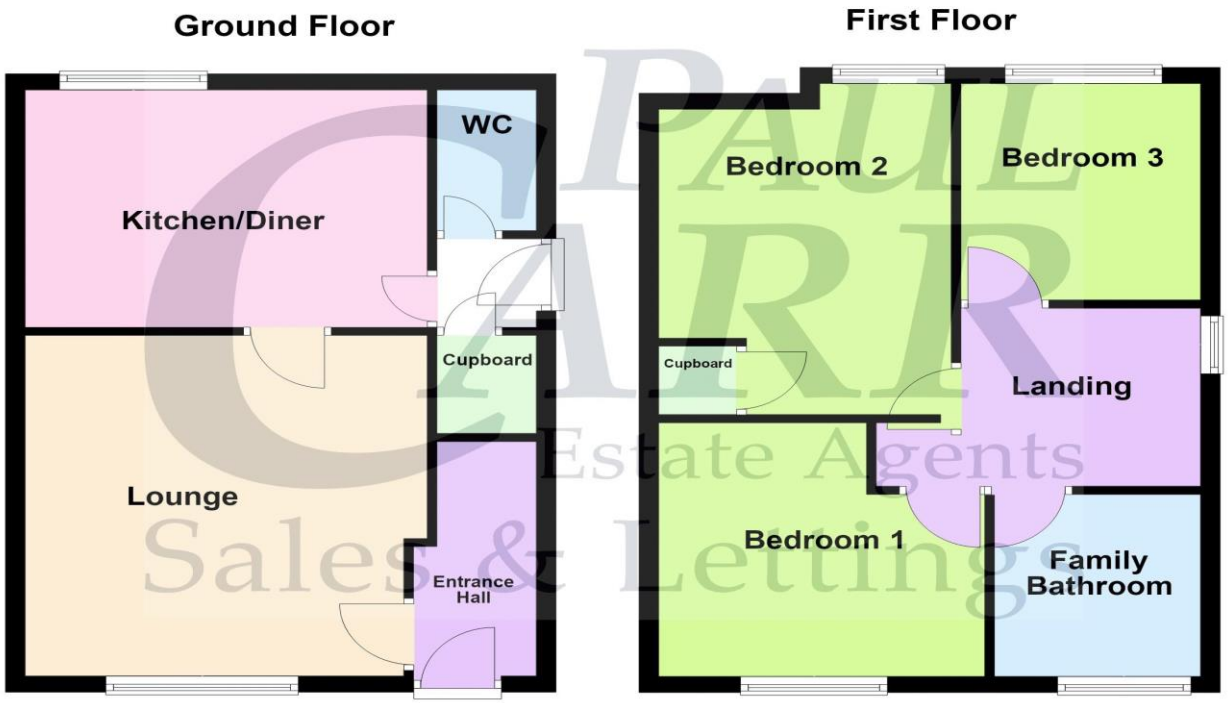




Floor Plan

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

Energy Performance Rating



Map Location

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Plan produced using PlanUp.











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.