



22 Bealeys Close, Bloxwich,  
Walsall, WS3 2JP

Offers in the Region Of £250,000

# Bloxwich

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Paul Carr Estate Agents are delighted to offer for sale this beautiful presented and unique coach house. Situated in a much sought after location by King George Park viewing is recommended at the earliest possible opportunity.

In brief the property benefits from two bedrooms (master with walk in wardrobe and en-suite), impressive lounge and dining area, fitted kitchen with a range of integrated appliances and family bathroom.

This delightful property further benefits from a garage and driveway along with access to communal gardens.





## Property Specification

### Lounge Diner -

22' 11" max x 10' 11" max  
(6.98m max x 3.32m max)

### Kitchen -

12' 10" x 6' 6"  
(3.91m x 1.99m)

### Master Bedroom -

17' 5" max x 10' 10" max  
(5.31m max x 3.31m max)

### En-Suite Shower Room -

6' 6" x 4' 10"  
(1.99m x 1.48m)

### Bedroom Two -

9' 10" x 7' 9"  
(3.00m x 2.37m)

### Bathroom -

6' 6" x 6' 1"  
(1.99m x 1.86m)

### Agent's Note:

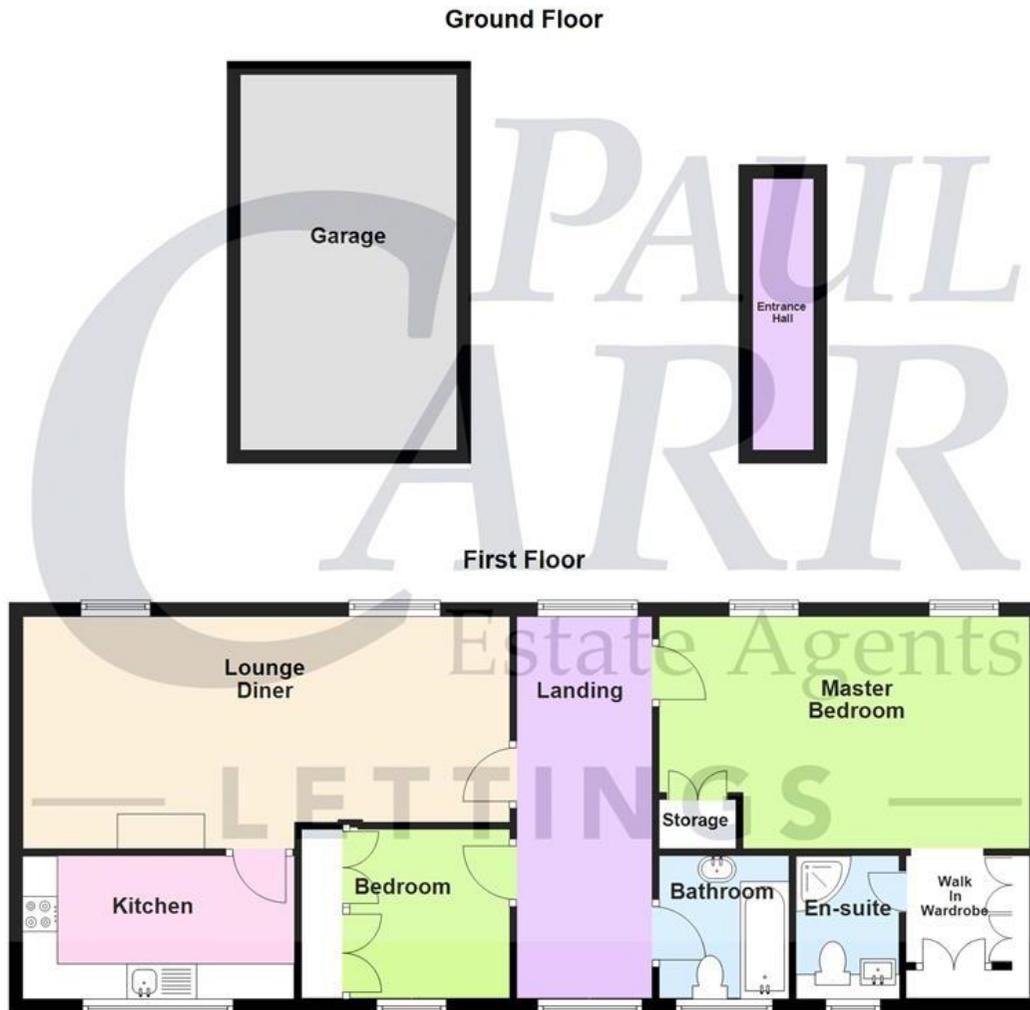
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 24th June 2025

### Viewer's Note:

Services connected: Gas, Electric, Drainage and Water  
Council tax band: C  
Tenure: Leasehold 100 years  
Ground Rent: £25 p/a  
Service Charge: £95 p/m

# Floor Plan

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



## Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Map Location

