



Guild Avenue
Bloxwich, Walsall WS3 1JE

Offers Over £220,000

Bloxwich

Offers Over £220,000



Situated on a desirable corner plot along Guild Avenue in Bloxwich, this well-maintained three-bedroom semi-detached home offers generous living space and excellent potential for families and first-time buyers alike.

The ground floor comprises two spacious reception rooms, providing flexible living and dining areas ideal for both relaxing and entertaining. A fitted kitchen is complemented by a useful utility area, along with the added convenience of a guest W.C.

To the first floor, the property offers three well-proportioned bedrooms, all presented in good condition, alongside a modern shower room.

Externally, the corner plot provides ample outdoor space with well-kept gardens, while further benefits include a garage and off-road parking. Ideally located close to local amenities, schools, and transport links, this attractive home combines comfort and practicality.





Property Specification

CORNER PLOT
GARAGE
WELL MAINTAINED THROUGHOUT
GUEST W.C
TWO RECEPTION ROOMS

Entrance Porch

Lounge
18' 2" x 10' 8" into recess (5.53m x 3.25m)

Dining Room
9' 9" into recess x 11' 9" (2.97m x 3.58m)

Kitchen
7' 8" x 12' 2" plus recess (2.34m x 3.71m)

Utility Area

Bedroom 1
8' 7" plus recess x 11' 9" (2.61m x 3.58m)

Bedroom 2
12' 6" x 9' 0" to wardrobes (3.81m x 2.74m)

Bedroom 3
7' 9" x 8' 4" (2.36m x 2.54m)

Shower Room

Garage
11' 9" plus recess x 13' 8" (3.58m x 4.16m)

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.

Viewer's Note:

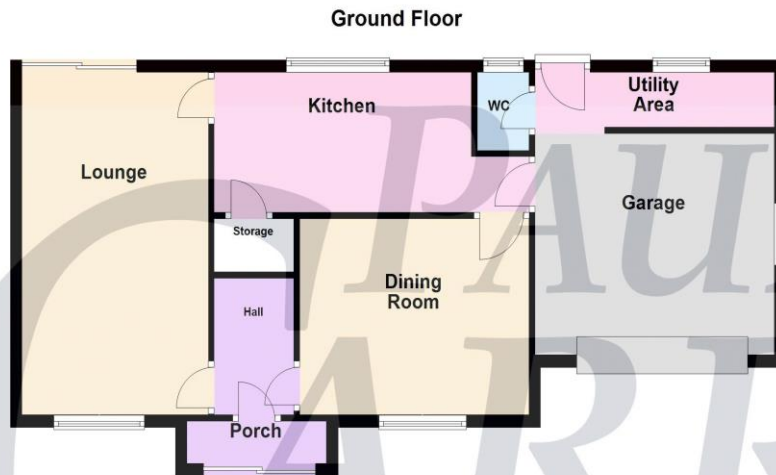
Services connected: All Services

Council tax band: A

Tenure: Freehold

Floor Plan

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



This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.

Energy Efficiency Rating

New
Instruction
Awaiting
E.P.C.

Map Location

