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Mackay Road | Bloxwich, Walsall | WS3 3BX

Offers In Excess Of £200,000



Summary

****FOUR BEDROOM HOME**EXTENDED AND IMPROVED**TWO RECEPTION ROOMS*MODERN FITTED KITCHEN AND BATHROOM**UTILITY ROOM AND GUEST WC**LARGE PLOT**VIEWING ESSENTIAL****

Webbs Estate Agents are delighted to present this beautifully improved semi-detached house located on Mackay Road in Walsall. This charming property is an ideal choice for first-time buyers, offering a perfect blend of modern living and comfort.

As you approach the home, you are greeted by a well-maintained lawned garden that leads to a welcoming entrance porch. Upon entering, you will find a spacious open lounge that flows seamlessly into a dining room, creating an inviting space for family gatherings and entertaining guests. The modern refitted kitchen is conveniently located adjacent to the dining area, making meal preparation a delight. Additionally, the property features a utility room and a separate WC, enhancing practicality for everyday living.

The first floor boasts three generous bedrooms, providing ample space for relaxation and rest. The modern refitted bathroom is tastefully designed, ensuring a comfortable and stylish experience.

To the rear of the property, you will discover a private and enclosed garden, predominantly laid to lawn, offering a tranquil outdoor space for children to play or for hosting summer barbecues.

This home has undergone extensive works by its current owners, ensuring it is ready for you to move in and enjoy. With its desirable location and thoughtful improvements, this property is not to be missed. We invite you to arrange a viewing and experience all that this lovely home has to offer.

Key Features

- 3/4 BEDROOM HOME
- MODERN FITTED KITCHEN
- UTILITY AND GUEST WC
- SITUATED ON A GENEROUS PLOT
- VIEWING ESSENTIAL
- TWO RECEPTION ROOMS
- MODERN FITTED BATHROOM
- DECEPTIVELY SPACIOUS THROUGHOUT
- PERFECT FIRST TIME BUY
- CALL WEBBS TO SECURE YOUR VIEWING ON 01922 663399!!!

Rooms and Dimensions

Porch

Lounge

21'5" x 11'1" (6.54m x 3.391m)

Sitting/Dining Room

11'0" x 10'1" (3.355m x 3.076m)

Kitchen

10'4" x 9'5" (3.167m x 2.888m)

Utility Room

11'3" x 5'6" (3.433m x 1.700m)

Guest WC

Bedroom Four/ Reception Room

8'8" x 8'1" (2.653m x 2.472m)

First Floor Landing

Bedroom One

14'1" x 9'2" (4.311m x 2.804m)

Bedroom Two

11'2" x 10'2" (3.427m x 3.124m)

Bedroom Three

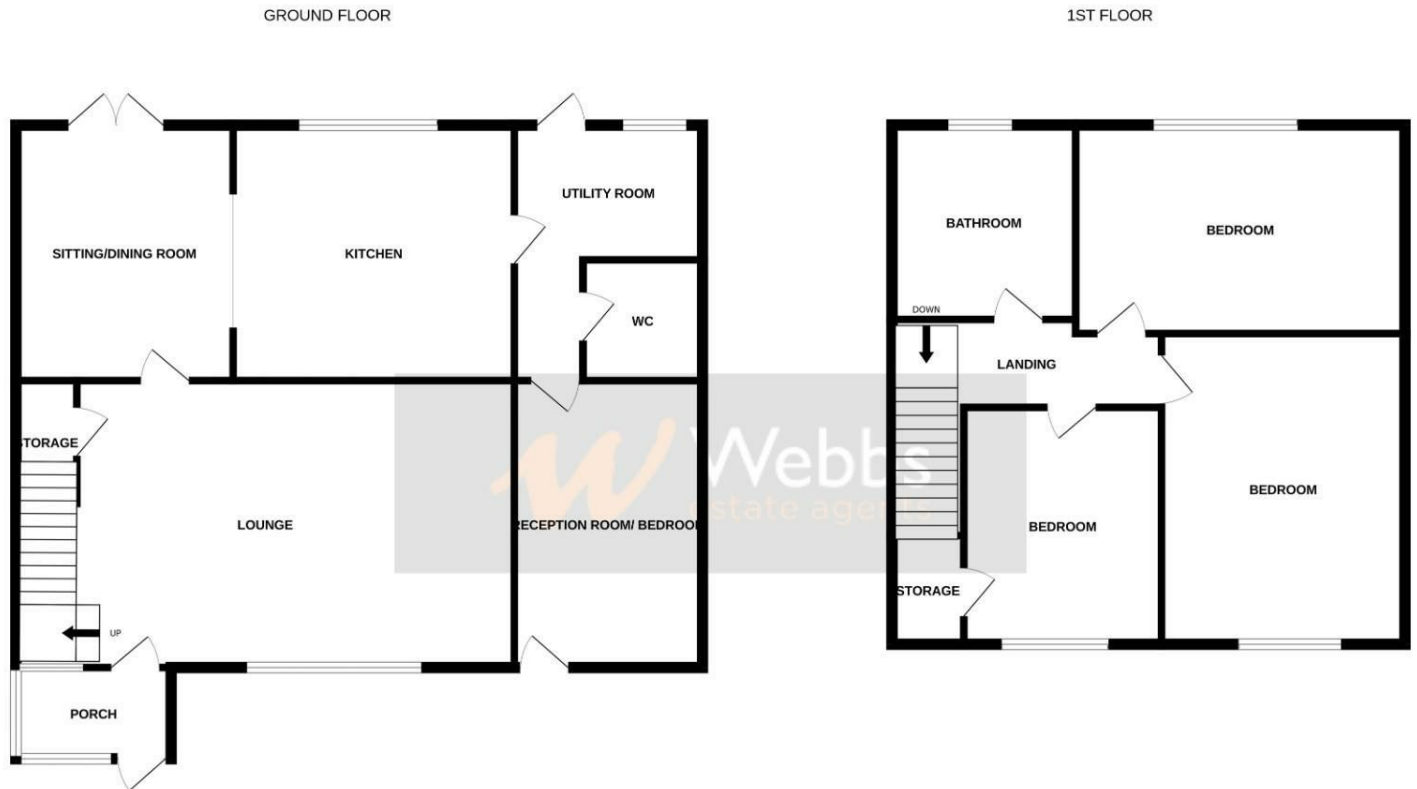
7'10" x 7'10" (2.409m x 2.398m)

Family Bathroom

Identification Checks B







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 | |
|---|-----------|---|-----------|
| Current | Potential | Current | Potential |
| Best energy efficiency - lowest energy costs 100-120 kWh/m²/year A | | Best environmental impact - lowest CO ₂ emissions 100-120 g/m²/year A | |
| 120-135 kWh/m²/year B | | 120-135 g/m²/year B | |
| 135-150 kWh/m²/year C | | 135-150 g/m²/year C | |
| 150-170 kWh/m²/year D | | 150-170 g/m²/year D | |
| 170-190 kWh/m²/year E | | 170-190 g/m²/year E | |
| 190-220 kWh/m²/year F | | 190-220 g/m²/year F | |
| 220-255 kWh/m²/year G | | 220-255 g/m²/year G | |
| Minimum energy efficiency - highest energy costs 255-300 kWh/m²/year H | | Maximum environmental impact - highest CO ₂ emissions 255-300 g/m²/year H | |
| 300-355 kWh/m²/year I | | 300-355 g/m²/year I | |
| 355-500 kWh/m²/year J | | 355-500 g/m²/year J | |
| 500-650 kWh/m²/year K | | 500-650 g/m²/year K | |
| 650-1000 kWh/m²/year L | | 650-1000 g/m²/year L | |
| 1000+ kWh/m²/year M | | 1000+ g/m²/year M | |

England & Wales EU Directive 2002/91/EC