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**Mackay Road | Bloxwich, Walsall | WS3 3BX**

**Offers In Excess Of £200,000**

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estate agents



# 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)

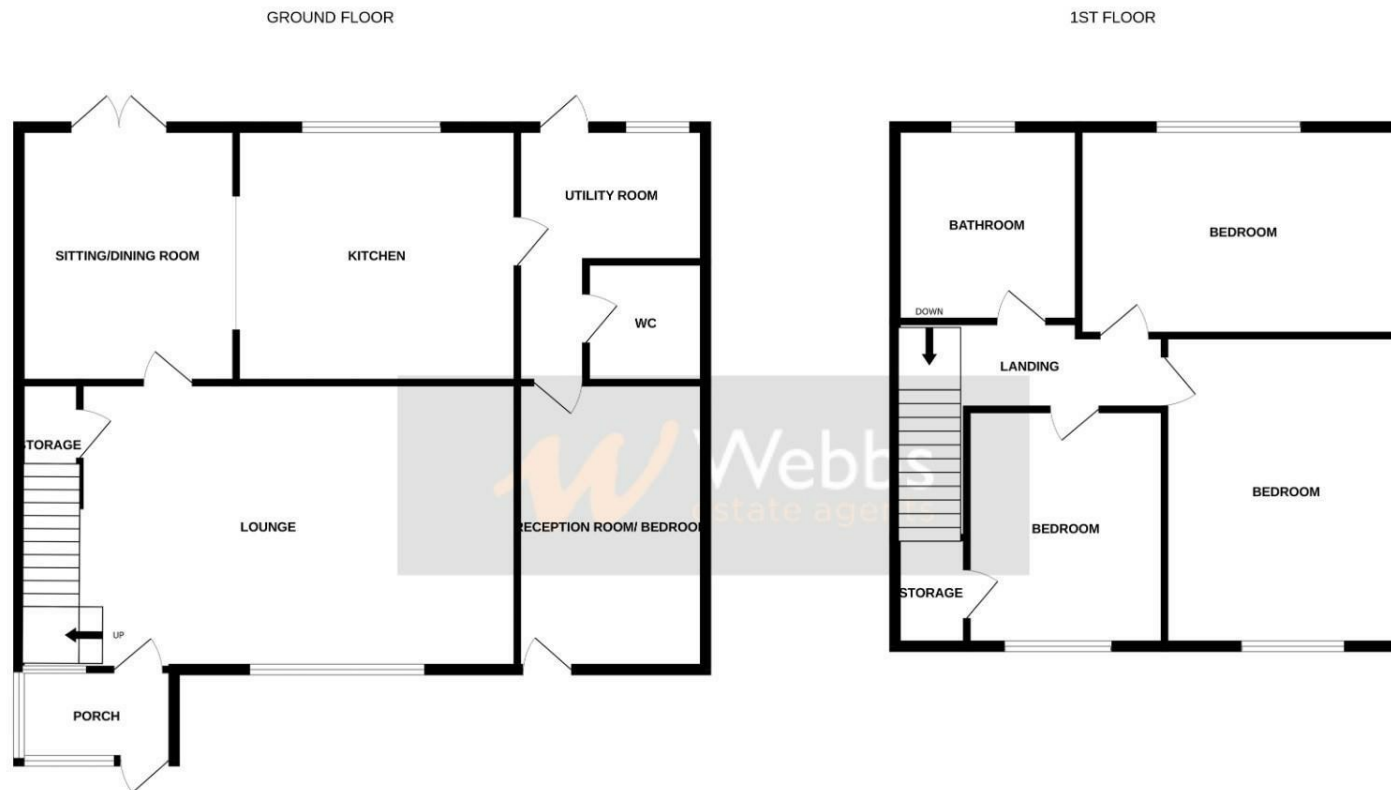
## Family Bathroom

## Identification Checks B



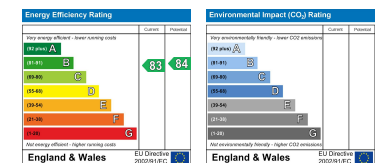






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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212 High Street, Bloxwich, Walsall, WS3 3LA

Tel: 01922 663399 | Email: [bloxwich@webbestateagents.co.uk](mailto:bloxwich@webbestateagents.co.uk) | [www.webbestateagents.co.uk](http://www.webbestateagents.co.uk)

