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Irvine Road | Bloxwich, Walsall | WS3 2DZ

Offers Over £200,000

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Summary

****EXTENDED AND IMPROVED THREE BEDROOM HOME**GROUND FLOOR SHOWER ROOM FIRST FLOOR BATHROOM**OPEN VIEWS TO THE REAR**CONSERVATORY TO THE REAR**MODERN FITTED KITCHEN**VIEWING ESSENTIAL**POPULAR LOCATION****

WEBBS ESTATE AGENTS are delighted to present this beautifully improved end-terrace house located on Irvine Road in Bloxwich, Walsall. This charming three-bedroom home is ideally situated in a popular area, close to a variety of local amenities, making it an excellent choice for first-time buyers.

As you enter the property, you are welcomed by an inviting entrance porch that leads into a spacious hallway. The modern fitted kitchen is perfect for culinary enthusiasts, while the downstairs shower room adds convenience for family living. The lounge is a comfortable space for relaxation, and the adjoining conservatory offers a lovely spot to enjoy the open views to the rear of the property.

On the first floor, you will find two generously sized double bedrooms, complemented by a contemporary family bathroom. The second floor is dedicated to the master bedroom, providing a private retreat for homeowners.

The exterior of the property features a beautifully landscaped front garden, enhancing its curb appeal. To the rear, you will discover a private and enclosed landscaped garden, ideal for outdoor

Key Features

- THREE BEDROOM HOME
- MODERN FITTED KITCHEN
- SPREAD ACROSS THREE FLOORS
- CONSERVATORY TO THE REAR
- FINISHED TO A HIGH STANDARD
- EXTENDED AND IMPROVED
- DOWNSTAIRS SHOWER ROOM UPSTAIRS BATHROOM
- OPEN VIEWS TO THE REAR
- PERFECT FIRST TIME BUY
- CALL WEBBS TO SECURE YOUR VIEWING ON 01922663399

Rooms and Dimensions

Entrance Porch

7'1" x 2'6" (2.18m x 0.77m)

Hall

13'6" x 6'3" (4.14m x 1.93m)

Modern Fitted Kitchen

8'8" x 8'7" (2.65m x 2.62m)

Modern Fitted Shower Room

8'8" x 5'4" (2.65m x 1.63m)

Lounge

13'5" x 10'8" (4.09m x 3.26m)

Conservatory

11'10" x 9'2" (3.63m x 2.81m)

Lobby

17'10" x 2'11" (5.45m x 0.91m)

First Floor Landing

Bedroom Two

13'5" x 10'10" (4.09m x 3.32m)

Bedroom Three

8'9" x 9'1" (2.69m x 2.79m)

Family Bathroom

8'5" x 4'9" (2.59m x 1.46m)

Second Floor

Mater Bedroom

13'0" x 14'7" (3.98m x 4.47m)

Identification Checks B

Premium Conveyancing (B)







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	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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