



**Beeches Road | Walsall | WS3 1EZ**  
Offers Over £200,000

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estate agents

## Summary

\*\*THREE BEDROOM HOME\*\*NO CHAIN\*\*POTENTIAL TO EXTENDED SUBJECT TO PLANNING\*\*LARGE PLOT\*\*FITTED KITCHEN\*\*FITTED SHOWER ROOM\*\*POPULAR LOCATION\*\*CLOSE TO ALL LOCAL AMENITIES\*\*VIEWING RECOMMENDED\*\*

Nestled on Beeches Road in the charming area of Bloxwich, Walsall, this modern semi-detached house presents an excellent opportunity for first-time buyers and investors alike. With no onward chain, this property is ready for you to make it your own.

As you approach the home, you will be greeted by a generous block-paved driveway, providing ample space for parking. Upon entering, you will find a welcoming lounge featuring a delightful fireplace, perfect for cosy evenings. The heart of the home is undoubtedly the spacious kitchen diner, which boasts patio doors that open onto a large, private rear garden. This outdoor space is a true gem, offering various patio areas and lush lawns, ideal for entertaining or simply enjoying the fresh air.

The first floor comprises three generous bedrooms, providing plenty of room for family or guests. Additionally, there is a fitted shower room, ensuring convenience for all. The property sits on a substantial plot, offering potential for further extension, subject to the relevant planning permissions.

Located close to local amenities, including shops and schools, as well as excellent road and transport links, this home is perfectly positioned for modern living. Whether you are looking to settle down or seeking a promising investment, this property is a fantastic choice. Don't miss the chance to put your own stamp on this lovely home in a sought-after location.

## Key Features

- THREE BEDROOM HOME
- POTENTIAL TO EXTEND SUBJECT TO PLANNING
- FITTED KITCHEN
- THREE GENEROUS BEDROOMS
- POPULAR LOCATION
- LARGE PLOT
- BLOCK PAVED DRIVEWAY
- MODERN FITTED SHOWER ROOM
- LARGE REAR GARDEN
- CALL WEBBS TO SECURE YOUR VIEWING ON 01922 663399!!

## Rooms and Dimensions

### Lounge

18'3" x 11'11" (5.588m x 3.641m)

### Kitchen Diner

18'2" x 6'10" (5.554m x 2.087m)

### First Floor Landing

### Bedroom One

11'9" x 8'7" (3.597m x 2.632m)

### Bedroom Two

10'5" x 9'4" (3.180m x 2.848m)

### Bedroom Three

8'10" x 7'2" (2.698m x 2.206m)

### Family Bathroom

8'5" x 6'0" max (2.566m x 1.847m max)

### Identification Checks 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 <sub>2</sub> ) Rating	
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
Band A	B	Band A	B
Band B	C	Band B	C
Band C	D	Band C	D
Band D	E	Band D	E
Band E	F	Band E	F
Band F	G	Band F	G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	