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**Norbury Avenue | Pelsall, Walsall | WS3 4ND**  
**Offers Over £180,000**

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# Summary

**\*\*EXTENDED TWO BEDROOM HOME WITH LOFT ROOM\*\*DETACHED WORK SHOP IN GARDEN\*\*OPEN PLAN KITCHEN DINER\*\*SEPERATE UTILITY ROOM\*\*POPULAR LOCATION\*\*CLOSE TO ALL LOCAL AMENITIES\*\***

Nestled on Norbury Avenue in the sought-after area of Bloxwich, Walsall, this semi-detached house presents an excellent opportunity for those looking to create their ideal family home. The property boasts a convenient location, with easy access to local amenities, including shops, schools, and transport links, making it an ideal choice for families and commuters alike. Upon arrival, you are greeted by a paved driveway leading to a welcoming porch. The ground floor features an open-plan kitchen diner, perfect for family meals and entertaining guests. Additionally, there is a separate utility room that adds to the practicality of the space, alongside an extended lounge that provides ample room for relaxation and family gatherings. The first floor comprises two generously sized double bedrooms, offering comfortable living spaces for family members or guests. A family bathroom completes this level, ensuring convenience for daily routines. Furthermore, the property includes a loft room, which can serve as an additional bedroom, office, or playroom, depending on your needs. To the rear, you will find a private and enclosed garden, ideal for outdoor activities and family gatherings. A detached workshop adds further versatility, providing a space for hobbies or additional

# Key Features

- EXTENDED TWO BEDROOM HOME WITH ADDITIONAL LOFT ROOM
- SEPERATE UTILITY ROOM
- DETACHED WORKSHOP IN REAR GARDEN
- IN NEED OF MODERNISATION
- CLOSE TO ALL LOCAL AMENITIES
- KTICHEN DINER
- EXTENDED LOUNGE
- SPREAD OVER THREE FLOORS
- POPULAR LOCATION
- CALL WEBBS TO SECURE YOUR VIEWING TODAY ON 01922 663399!!!

# Rooms and Dimensions

## Entrance Porch

## Kitchen Diner

7'4" x 14'11" (2.245m x 4.568m)

## Utility Room

18'3" x 6'6" (5.569m x 1.989m)

## Lounge

10'6" x 9'9" (3.221m x 2.989m)

## First Floor Landing

## Family Bathroom

## Bedroom One

10'6" x 7'8" (3.212m x 2.341m)

## Bedroom Two

7'3" x 9'10",2224'4" (2.224m x 3,678m)

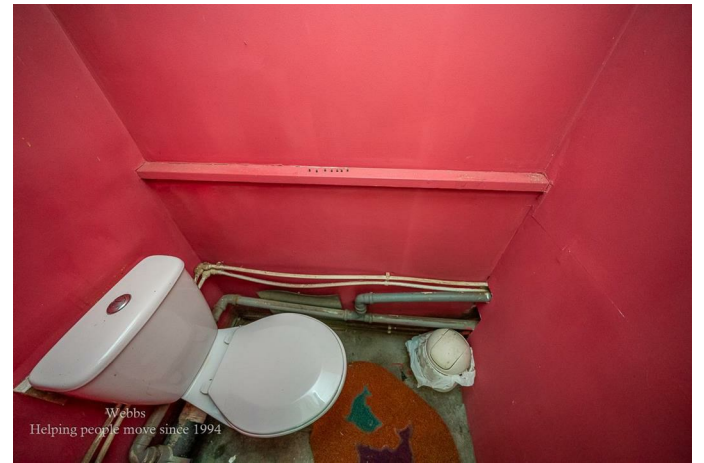
## Loft Room

9'10",807'1" x 9'6" (3,246m x 2.896m)

## Identification Checks B



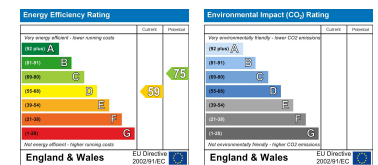






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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