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**Sneyd Hall Road | Bloxwich | WS3 2NP**

**Asking Price £170,000**

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## Summary

**\*\*NO ONWARD CHAIN\*\*THREE BEDROOM HOME\*\*REFITTED BATHROOM\*\*TWO RECEPTION ROOMS\*\*SUN ROOM AND STORE ROOM TO THE SIDE\*\*\*DECEPTIVELY SPACIOUS THROUGHOUT\*\*PERFECT FIRST TIME BUY\*\*POPULAR LOCATION\*\*VIEWING ESSENTIAL\*\***

Nestled on Sneyd Hall Road in the sought-after area of Bloxwich, Walsall, this deceptively spacious semi-detached house presents an excellent opportunity for families and investors alike. Boasting three well-proportioned bedrooms, this home is perfect for those seeking comfort and convenience in a vibrant community.

As you approach the property, you are greeted by a paved driveway that leads to a welcoming entrance porch. Upon entering, you will find a generous hallway that guides you to a bright lounge, featuring a charming bay window and a delightful fireplace, creating a warm and inviting atmosphere. Adjacent to the lounge is a separate dining room, ideal for family meals and entertaining guests. The fitted kitchen, located at the end of the hall, offers practicality and functionality for everyday living.

One of the standout features of this property is the sunroom and storage room located to the side, providing additional space and access to the front of the home. Upstairs, the first floor comprises three good-sized bedrooms, each offering ample natural light and potential for personalisation. The recently refitted bathroom adds a modern touch, although the home does present an opportunity for further

## Key Features

- THREE BEDROOM HOME
- MODERN REFITTED BATHROOM
- FITTED KITCHEN
- IN NEED OF MODERNISATION
- SUNROOM AND STORE ROOM TO THE SIDE
- TWO RECEPTION ROOMS
- GENEROUS PLOT
- DECEPTIVELY SPACIOUS THROUGHOUT
- PERFECT FIRST TIME BUY
- CALL WEBBS TO SECURE YOUR VIEWING ON 01922 663399!!

## Rooms and Dimensions

### Entrance Porch

3'2" x 6'1" (0.98m x 1.86m)

### Hall

11'1" x 5'8" (3.39m x 1.74m)

### Lounge

13'8" x 13'1" (4.17m x 4.00m)

### Dining Room

10'11" x 8'7" (3.35m x 2.62m)

### Kitchen

11'1" x 7'10" (3.40m x 2.41m)

### Sunroom

10'10" x 5'3" (3.32m x 1.62m)

### Store Room

11'1" x 5'3" (3.39m x 1.62m)

### First Floor Landing

### Bedroom One

10'6" x 7'7" (3.22m x 2.32m)

### Bedroom Two

9'9" x 10'11" (2.98m x 3.34m)

### Bedroom Three

8'4" x 7'11" (2.55m x 2.42m)

### Family Bathroom

### Identification Checks B







Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Score	Band	Score	Band
105-120	A	10-15	A
85-105	B	16-20	B
65-85	C	21-25	C
45-65	D	26-30	D
25-45	E	31-35	E
10-25	F	36-40	F
1-10	G	41-45	G

England & Wales EU Directive 2002/91/EC

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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)

