



**Ingram Road | Bloxwich, Walsall | WS3 3AL**  
Asking Price £260,000

**W** Webbs  
estate agents

## Summary

\*\*THREE BEDROOM HOME\*\*IMPROVED THROUGHOUT\*\*REFITTED KITCHEN\*\*KITCHEN LIVING DINER\*\*THREE DOUBLE BEDROOMS\*\*GENEROUS PLOT\*\*PERFECT FAMILY HOME\*\*REFITTED FAMILY BATHROOM\*\*POPULAR LOCATION\*\*

Nestled on Ingram Road in the charming area of Bloxwich, Walsall, this delightful three-bedroom house offers a perfect blend of modern living and comfort. Set on a generous plot, the property boasts an attractive lawned frontage that welcomes you into a well-appointed entrance hall.

The heart of the home is undoubtedly the spacious lounge, featuring a stylish media wall that creates a warm and inviting atmosphere. At the rear, you will find a stunning refitted kitchen that seamlessly integrates with a living and dining area, making it an ideal space for family gatherings and entertaining guests.

As you ascend to the first floor, you will discover three generously sized double bedrooms, each providing ample space for relaxation and personalisation. The family bathroom has also been thoughtfully refitted, ensuring a contemporary and functional space for everyday use.

Stepping outside, the private and enclosed rear garden is a true sanctuary. Mainly laid to lawn, it offers a serene environment for outdoor activities, while a patio area provides the perfect spot for al



## Key Features

- MUCH IMPROVED THREE BEDROOM SEMI DETACHED HOME
- REFITTED KITCHEN
- REFITTED BATHROOM
- POPULAR LOCATION
- VIEWING ESSENTIAL
- KITCHEN DINER
- GENEROUS PLOT
- THREE DOUBLE BEDROOMS
- CLOSE TO ALL LOCAL AMENITIES
- CALL WEBBS TO SECURE YOUR VIEWING ON 01922 663399!!!!

## Rooms and Dimensions

### Entrance Hall

### Lounge

13'0" x 13'0" (3.979m x 3.964m)

### Kitchen Diner

11'10" x 20'2" (3.629m x 6.158m)

### First Floor Landing

#### Bedroom One

12'3" x 10'1" (3.735m x 3.084m)

#### Bedroom Two

12'11" x 9'8" (3.957m x 2.950m)

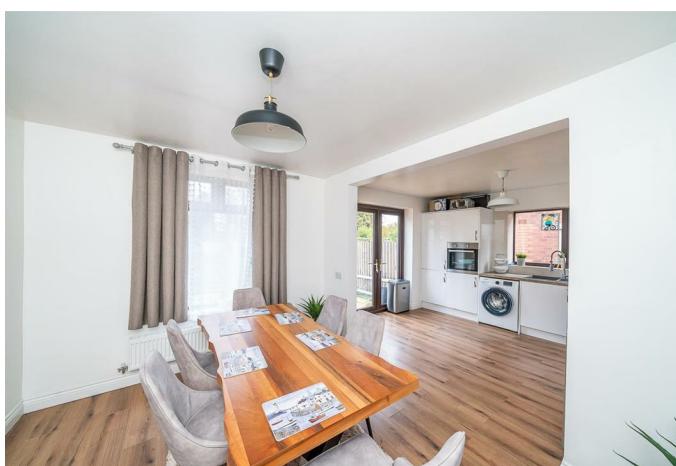
### Bedroom Three

9'11" x 11'7" (3.027m x 3.547m)

### Family Bathroom

6'4" x 4'3" (1.944m x 1.314m)







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	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	