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**Victoria Avenue | Bloxwich, Walsall | WS3 3HT**

**Asking Price £450,000**

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estate agents

## Summary

**\*\*FIVE BEDROOM HOME WITH LOFT ROOM\*\***THREE RECEPTION ROOMS\*\*STUNNING LIVING KITCHEN DINER\*\*UTILITY ROOM\*\*GUEST WC\*\*IMPRESSIVE FAMILY HOME\*\*TRADITIONAL FEATURES WITH A CONTEMPORARY BELD\*\*LANDSCAPED GARDEN\*\*POPULAR LOCATION\*\*VIEWING ESSENTIAL\*\*****

Nestled on Victoria Avenue in Bloxwich, Walsall, this remarkable five-bedroom house with additional loft room presents an exceptional opportunity for families seeking both space and modern living. Just a stone's throw from Bloxwich High Street, residents will enjoy easy access to a variety of local amenities, making daily life both convenient and enjoyable.

Upon arrival, you are greeted by a generous driveway and a well-maintained lawn, leading to an inviting entrance porch. Step inside to discover an impressive entrance hall that sets the tone for the rest of the home. The ground floor boasts three spacious reception rooms, perfect for entertaining or relaxing with family. Additionally, there is a guest WC and a utility room, enhancing the practicality of the layout.

The heart of the home is undoubtedly the breathtaking open-plan living kitchen diner, which features bi-folding doors and a skylight, flooding the space with natural light and creating a seamless connection to the outdoors. This area is ideal for both casual family meals and grand gatherings.

## Key Features

- EXECUTIVE FIVE BEDROOM HOME WITH ADDITIONAL LOFT ROOM
- THREE RECEPTION ROOMS
- GENEROUS PLOT
- CLOSE TO ALL LOCAL AMENITIES
- VIEWING ESSENTIAL
- EXTENDED OPEN PLAN LIVING KITCHEN DINER
- EN SUITE TO MASTER BEDROOM
- FINISHED TO A HIGH STANDARD THROUGHOUT
- PERFECT FAMILY HOME
- CALL WEBBS TO SECURE YOUR VIEWING ON 01922 663399!!

## Rooms and Dimensions

### Porch

5'5" x 5'4" (1.66m x 1.64m)

### Hall

11'10" x 8'6" (3.62m x 2.61m)

### Living Room

16'10" x 11'1" (5.14m x 3.39m)

### Dining Room

14'8" x 12'5" (4.49m x 3.81m)

### Reception Room

14'6" x 11'1" (4.43m x 3.39m)

### Kitchen Living Diner

30'7" x 10'11" (9.34m x 3.33m)

### Guest WC

3'11" x 5'1" (1.21m x 1.57m)

### Utility Room

7'11" x 6'3" (2.42m x 1.91m)

### Inner Hall

3'5" x 6'2" (1.05m x 1.90m)

### Store

### First Floor Landing

#### Bedroom One

11'5" x 12'0" (3.48m x 3.68m)

#### En Suite

6'9" x 6'10" (2.08m x 2.10m)

#### Bedroom Two

15'5" x 10'11" (4.72m x 3.34m)

#### Bedroom Three

12'4" x 11'5" (3.76m x 3.48m)

#### Bedroom Four

7'6" x 11'3" (2.29m x 3.43m)

#### Bedroom Five

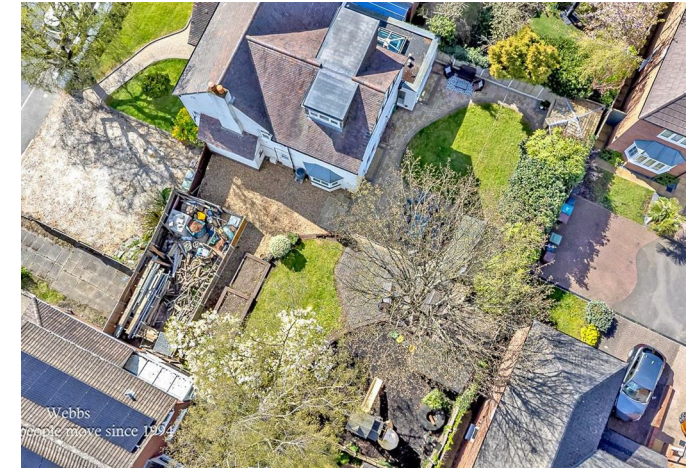
4'6" x 8'5" (1.38m x 2.57m)

### Second Floor

#### Loft Room

18'5" x 12'8" (5.62m x 3.87m)

### Identification Checks B





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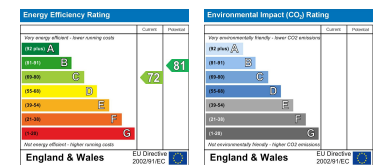
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