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Ashley Road | Bloxwich, Walsall | WS3 2QF
Offers In Excess Of £210,000

 **Webbs**
estate agents

Summary

A stunning semi-detached house which has been beautifully refurbished to create a modern and inviting home. With three well-proportioned bedrooms and a thoughtfully designed layout, this property is perfect for families or those seeking a comfortable living space. Upon entering, you are greeted by a welcoming entrance hallway that leads to a spacious lounge, ideal for relaxation and entertaining. The modern refitted kitchen, complete with an opening to the dining room, the ground floor also features a convenient guest WC and a utility room, enhancing the practicality of everyday living.

The first floor has two generous double bedrooms a refitted family bathroom, the third bedroom offers access to a versatile loft room, perfect for use as a study, playroom, and has been used as a guest bedroom. Outside, the property boasts a large enclosed rear garden, complete with a patio seating area. The block-paved driveway provides ample off-road parking. Located within close proximity to excellent schools and transport links, this home is ideally situated for easy access to both Bloxwich and Walsall town centres. With the added benefit of being chain-free, early viewing is highly recommended to fully appreciate the quality and potential of this delightful property.

Key Features

- STUNNING HOME
- SPACIOUS LOUNGE
- IDEAL FOR TRANSPORT LINKS
- VERSATILE LOFT ROOM
- LARGE ENCLOSED REAR GARDEN
- THREE BEDROOMS
- EXCELLENT SCHOOL CATCHMENTS
- MODERN REFITTED KITCHEN AND FAMILY BATHROOM
- UTILITY ROOM AND A GUEST WC
- VIEWING ADVISED ON THIS CHAIN FREE HOME

Rooms and Dimensions

ENTRANCE HALLWAY

SPACIOUS LOUNGE

13'3" x 11'2" (4.047 x 3.419)

UTILITY ROOM

GUEST WC

MODERN REFITTED KITCHEN

13'1" x 10'5" (4.009 x 3.196)

DINING ROOM

12'2" x 7'2" (3.733 x 2.199)

LANDING

BEDROOM ONE

10'11"* x 10'10" (3.329* x 3.306)

BEDROOM TWO

11'0" x 9'6" (3.372 x 2.910)

BEDROOM THREE (GIVING ACCESS TO THE LOFT ROOM)

8'4" x 8'0" (2.543 x 2.455)

MODERN REFITTED FAMILY BATHROOM

8'0" x 6'0" (2.442 x 1.854)

LOFT ROOM

19'8" x 8'4" (6.015 x 2.553)

LARGE ENCLOSED REAR GARDEN

FRONT DRIVEWAY

IDENTIFICATION CHECKS - C

Agents Note





The floor plan shows a two-story house. The ground floor (bottom half) features a large Lounge, a Kitchen, a Sitting/Dining Room, a Utility Room, and a WC. The first floor (top half) features a Hallway with stairs leading up and a WC. The plan is color-coded: yellow for the main living areas, orange for the utility room, light blue for the WC, and brown for the hallway and stairs.

A detailed floor plan of a 3-bedroom house. The layout includes a large front bedroom (yellow), a bathroom (light blue) at the rear, a central landing (tan), and a rear bedroom (yellow). A staircase with an upward arrow is located on the left side of the landing. To the right of the landing are three utility areas: an airing cupboard, a storage room, and a wardrobe, all in grey. A second bedroom (yellow) is located at the bottom of the plan. The plan is color-coded: yellow for bedrooms, light blue for the bathroom, tan for the landing, and grey for utility areas. A large 'Webbs Estate Agents' watermark is visible across the bottom right.

A diagram of a room layout. On the left, there is a staircase labeled "DOWN" with a downward arrow. To the right of the staircase is a rectangular area labeled "LOFT ROOM" with a dashed diagonal line across it, indicating a partition or a specific feature.

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Energy Efficiency Rating

Key energy efficient / lower running costs

Rating	Current	Target
A (91-101)	79	57
B (81-90)		
C (71-80)		
D (61-70)		
E (51-60)		
F (41-50)		
G (31-40)		

Key energy efficient / higher running costs

Environmental Impact (CO₂) Rating

Very environmentally friendly / lower CO₂ emissions

Rating	Current	Target
A (10-15)		
B (16-20)		
C (21-25)		
D (26-30)		
E (31-35)		
F (36-40)		
G (41-45)		

Very environmentally friendly / higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

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