



Lichfield Road | Walsall | WS3 3LY

Offers Over £260,000

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Summary

** TWO/THREE BEDROOM SEMI DETACHED ** TWO RECEPTION ROOMS ** VERSATILE GROUND FLOOR ROOM SUITABLE AS A THIRD BEDROOM OR RECEPTION ROOM WITH A GROUND FLOOR SHOWER ROOM ** IDEAL FOR FIRST TIME BUYERS, FAMILIES OR MULTI GENERATIONAL LIVING ** FIRST FLOOR FAMILY BATHROOM ** DRIVEWAY ** GOOD LOCATION ** WALKING DISTANCE TO BLOXWICH HIGH STREET ** CLOSE TO SCHOOLS OF BOTH SECTORS **

A versatile two/three bedroom semi detached home, close to Bloxwich High Street and local train stations, making it particularly well suited to commuters and first time buyers. From the front, the property benefits from a driveway providing off road parking and a porch leads directly into the generous ground floor accommodation. The layout is a particular feature of the home, with a spacious main reception room leading through to a second reception room, creating an impressive amount of living space. To the rear is a fitted kitchen and a highly versatile additional room, currently suited to use as an occasional third bedroom, reception room or annexe-style living space. This area benefits from its own shower room and direct access to the rear garden, making it an excellent solution for those with mobility difficulties, multi generational living, a dependent relative, teenager, home office or anyone requiring accommodation without stairs.

Key Features

- TRADITIONAL SEMI DETACHED HOME
- TWO RECEPTION ROOMS & GARDEN ROOM
- SUITABLE AS A GROUND FLOOR THIRD BEDROOM OR RECEPTION ROOM
- FIRST FLOOR BATHROOM & GROUND FLOOR SHOWER ROOM
- WALKING DISTANCE TO BLOXWICH HIGH STREET
- TWO/THREE BEDROOMS
- VERSATILE GROUND FLOOR ROOM
- IDEAL FOR FIRST-TIME BUYERS, FAMILIES OR MULTI GENERATIONAL LIVING
- DRIVEWAY
- SCHOOLS OF BOTH SECTORS BOTH WITHIN WALKING DISTANCE

Rooms and Dimensions

ENTRANCE PORCH

FRONT RECEPTION ROOM

13'3" x 13'0" (4.04m x 3.97m)

SECOND RECEPTION ROOM

13'0" x 11'10" (3.97m x 3.62m)

GARDEN ROOM

10'8" x 6'9" (3.26m x 2.08m)

KITCHEN

10'11" x 8'11" (3.34m x 2.73m)

VERSATILE RECEPTION ROOM/OCCASIONAL BEDROOM

10'8" x 6'9" (3.26m x 2.08m)

GROUND FLOOR SHOWER ROOM

FIRST FLOOR LANDING

MASTER BEDROOM

13'0" x 10'8" (3.98m x 3.27m)

BEDROOM TWO

11'11" x 10'0" (3.64m x 3.05m)

FIRST FLOOR BATHROOM

Identification Checks







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		Current	Potential
Key: energy efficient - lower energy costs Minimum A 100-105 A 95-100 B 90-95 C 85-90 D 80-85 E 75-80 F 70-75 G			
Maximum efficient - lower energy costs Minimum A 100-105 A 95-100 B 90-95 C 85-90 D 80-85 E 75-80 F 70-75 G			
England & Wales EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Key: environmentally friendly - lower CO₂ emissions Minimum A 100-105 A 95-100 B 90-95 C 85-90 D 80-85 E 75-80 F 70-75 G			
Maximum efficient - lower CO₂ emissions Minimum A 100-105 A 95-100 B 90-95 C 85-90 D 80-85 E 75-80 F 70-75 G			
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