Lichfield Road | Walsall | WS9 9PF

Offers Over £280,000

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Summary

DON'T BE DECIEVED BY FIRST IMPRESSIONS*SPACIOUS EXTENDED SEMI DETACHED HOUSE THREE BEDROOMS SET OVER TWO FLOORS**EYECATCHING TOP FLOOR MASTER BEDROOM WITH OPEN PLAN BATH AREA AND JULIETTE BALCONY**EXTENDED KITCHEN WITH CENTRAL ISLAND** FIRST FLOOR STYLISH SHOWER ROOM** VIEWS OVER FIELDS TO REAR**
Don't be deceived by first impressions, this home offers far more space than its exterior suggests. Step inside to discover surprisingly generous accommodation, with the standout feature being the impressive ground floor extended living space, perfectly suited to modern family living.

The property opens into a versatile front reception room whilst to the rear, a spacious living room features a mutli fuel burner and bi-fold doors that seamlessly connect to a stunning extended kitchen. The kitchen is a true highlight, beautifully appointed with gloss handleless units, a central island and skylights that flood the space with natural light. Further bi-fold doors open onto the rear garden, effortlessly bringing the outside in, perfect for entertaining. A separate utility room adds practicality to this well designed space.
Upstairs, the first floor offers two bedrooms and a stylishly refitted shower room.
The second floor is dedicated to an eye catching master principal bedroom suite. This impressive space features double doors opening to a Juliette balcony overlooking the garden, an ideal spot to

Key Features

- DECEPTIVELY SPACIOUS SEMI DETACHED HOME - MUCH LARGER THAN FIRST IMPRESSIONS SUGGEST
- SPACIOUS REAR LIVING ROOM WITH MULTI FUEL BURNER AND BI-FOLD DOORS INTO KITCHEN
- THREE BEDROOMS OVER TWO UPPER FLOORS
- FIRST FLOOR FAMILY SHOWER ROOM
- EXCELLENT ROAD LINKS VIA A5 AND M6 TOLL
- IMPRESSIVE EXTENDED GROUND FLOOR LAYOUT - IDEAL FOR MODERN LIVING
- ADDITIONAL BI-FOLD DOORS OPENING ONTO THE GARDEN- BRINGING THE OUTSIDE IN!
- IMPRESSIVE TOP FLOOR MASTER BEDROOM WITH JULIETTE BALCONY AND OPEN PLAN ENSUITE BATH AREA
- OPEN FIELD VIEWS TO REAR AND PATIO AND LAWNED REAR GARDEN
- VIEWING ESSENTIAL!!

Rooms and Dimensions

FRONT RECEPTION ROOM
11'10" x 10'1" (3.62m x 3.09m)

SECOND RECEPTION ROOM WITH MULTI FUEL BURNER
17'11" x 11'11" (5.47m x 3.64m)

EXTENDED KITCHEN WITH CENTRAL ISLAND
21'5" x 13'9" (6.55m x 4.20m)

UTILITY ROOM
7'5" x 2'7" (2.28m x 0.81m)

FIRST FLOOR LANDING

BEDROOM TWO
11'10" x 11'0" (3.62m x 3.37m)

BEDROOM THREE
8'9" x 5'8" (2.69m x 1.73m)

STYLISH FIRST FLOOR SHOWER ROOM

SECOND FLOOR

MASTER BEDROOM
11'6" x 9'10" (3.52m x 3.02m)

OPEN PLAN ENSUITE BATH AREA
11'6" x 4'9" (3.53m x 1.45m)

Identification Checks

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Approximate total area(1)

101.7 m²

Reduced headroom

2.5 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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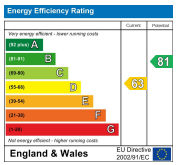

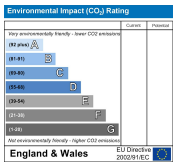

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