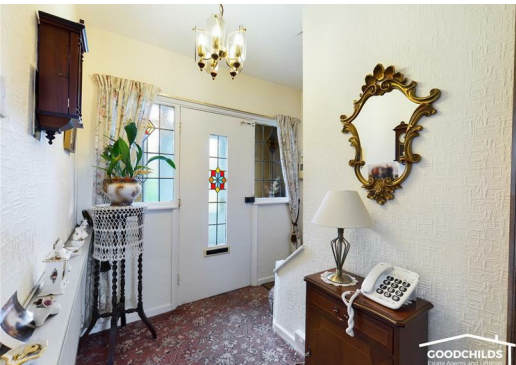




Sneyd Hall Road, Bloxwich

Walsall, West Midlands, WS3 2NL

Offers In Excess Of £200,000



*****TRADITIONAL SEMI DETACHED HOUSE WITH EXTENSIVE LAND TO SIDE | AN OPPORTUNITY NOT TO BE MISSED *****

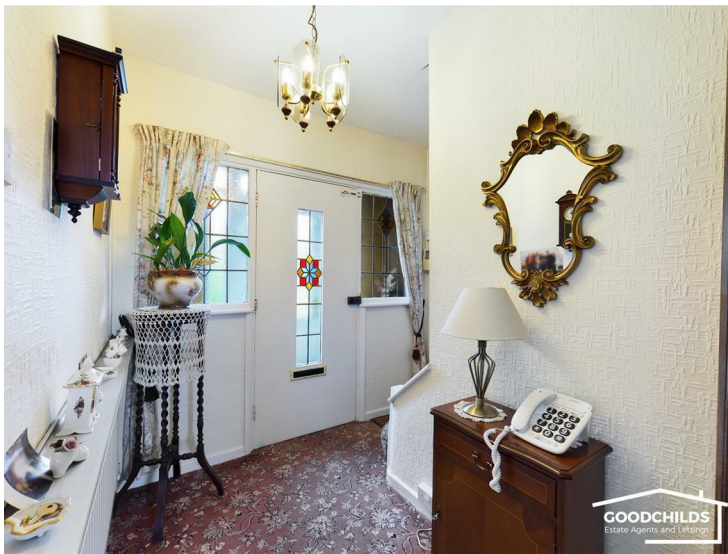
Goodchilds are extremely excited to present this traditional three bedroom semi detached property up for sale. Situated on a plot with extensive land to the front and side of the property, The opportunities presented with this property are endless. The house itself offers very generous room sizes and lots of space for potential opportunities or extensions (Subject to planning permission being obtained) . If you're looking for your forever home with options for development this house will be absolutely perfect. With the current market we can guarantee this house will not be available for long! Contact us today to book your viewing ASAP.

Approach



Set back from the road, the property has a pathway leading to the entrance porch and wooden side gate, separating well kept lawned areas. There is also a gated driveway with detached garage.

Hallway



Original solid stained glass door to entrance with stained glass panels to side, stairway leading to first floor and gas radiator

Front Reception



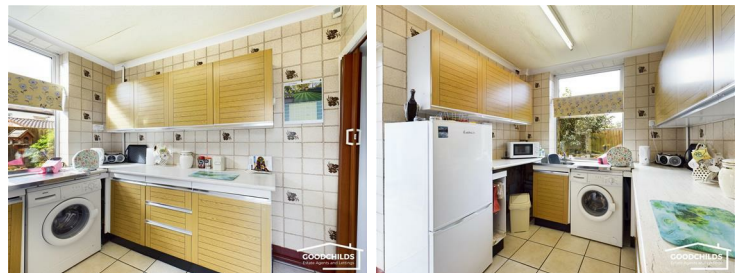
UPVC led glass bay window to front, gas radiator and gas fire place

Rear Reception



UPVC led glass door leading to rear patio area, gas radiator and gas fire place

Kitchen



Matching wall and base units, stainless steel sink & drainer, plumbing for washing machine, tiled walls floor to ceiling, ceramic tiled flooring, UPVC window to rear, wooden side door leading to conservatory and pantry storage area with UPVC window to side

Conservatory & Downstairs WC



Conservatory overlooking rear garden, ceramic tiled flooring and separate WC with folding door

Bedroom Two



UPVC led glass window to rear, gas radiator and storage cupboard

Landing



Good sized landing with UPVC led glass and hatch to loft space

Bedroom Three



UPVC led glass window to front and gas radiator

Bedroom One



UPVC led glass window to front, gas radiator and storage cupboard

Bathroom & Separate WC

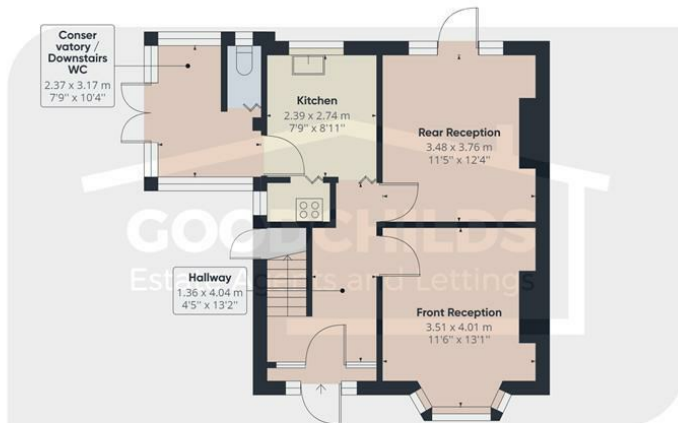


Pink bathroom suite incorporating a recently installed thermostatic shower, UPVC obscured glazed window to rear, half tiled walls and storage cupboard housing a newly installed combi boiler covered under warranty.
Separate WC with toilet pan & cistern and UPVC obscured window to side.

Rear Garden

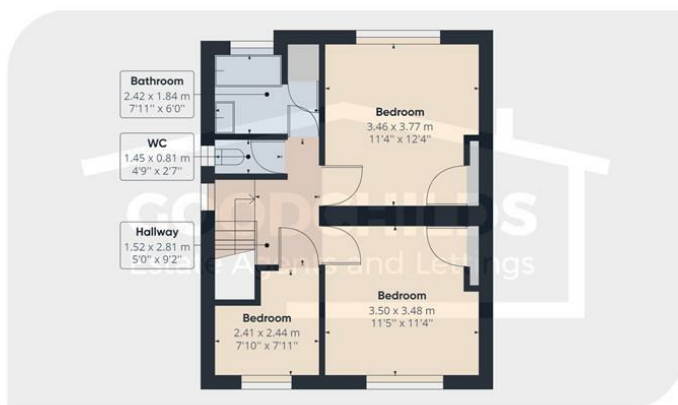


Mature well maintained garden with lawned area and planted borders surrounding perimeter of garden, boundary wall to left separating rear garden to front garden & driveway. Detached garage with rear door entrance and small patio area to side of house.



Floor 0 Building 1

Approximate total area⁽¹⁾
 91.55 m²
 985.46 ft²



Floor 1 Building 1

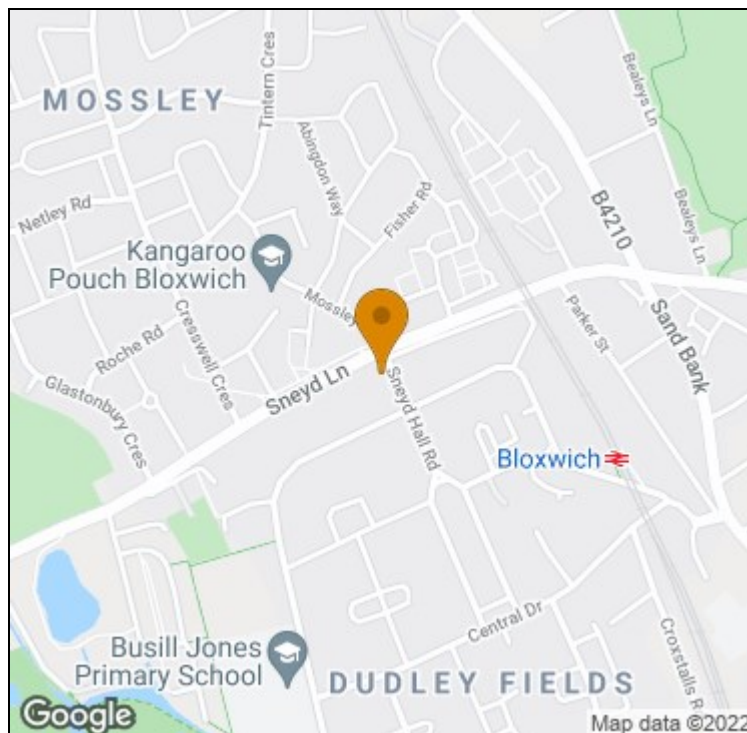
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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