



**Somerfield Road,**  
Walsall, WS3 2EH  
Offers In Excess Of £200,000



\*\*\*CORNER PLOT | CLOSE TO LOCAL SCHOOLS & AMENITIES | EXTENDED TO REAR \*\*\*

Goodchilids are pleased to present this corner plot three bedroom semi detached house for sale, a perfect opportunity for first time buyers. Situated within walking distance to Bloxwich High Street, the property is a stones throw away from local amenities and schools. The property has been extended to the rear providing a dining space for entertaining or enjoying family meals around the dinner table. With the property being on a corner plot, there is ample off road parking finished off with wrought iron gates and a detached garage.

Call us on 01922 711444 to book your viewing

### Approach



The property is approached via a large enclosed lawned garden and a good size driveway providing ample off road parking. Well maintained brick wall to perimeter of property for added security and wrought iron gates to drive entrance. There is an entrance UPVC porch with newly installed composite front door and also a wooden side gate for access to the rear garden

### Lounge

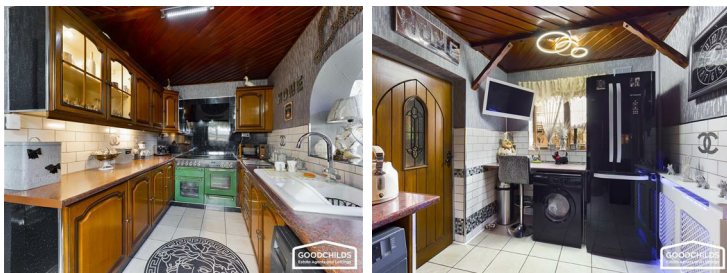
13'2" x 16'2" (4.02 x 4.93)



UPVC double glazed bay window to front, gas radiator, coved ceiling, large feature fire surround with gas fire and staircase to first floor

### Kitchen

7'6" x 16'11" (2.31 x 5.18)



A range of matching fitted wall and base units with tiled splashbacks and worktops over, hard wood glazed door to

dining area, ceramic tiled flooring, UPVC double glazed window to side and small breakfast bar area

### Dining Room

7'5" x 9'7" (2.27 x 2.94)



UPVC sliding french doors to the rear, further glazed windows to both sides, ceramic tiled flooring and gas radiator

### Landing

5'11" x 2'7" (1.81 x 0.79)

### Master Bedroom

9'10" x 10'9" (3.02 x 3.30)



UPVC double glazed window to front and gas radiator

Bedroom Two  
11'4" x 7'10" (3.47 x 2.40)



UPVC double glazed window to rear, storage cupboard and gas radiator

Bedroom Three  
7'8" x 8'9" (2.36 x 2.67)



UPVC double glazed window to rear and gas radiator

Bathroom  
4'4" x 5'10" (1.34 x 1.79)



White suite comprising of a bath with electric shower over, WC and wash basin & pedestal. Partially tiled walls, double glazed UPVC window to side and gas radiator

Rear Garden

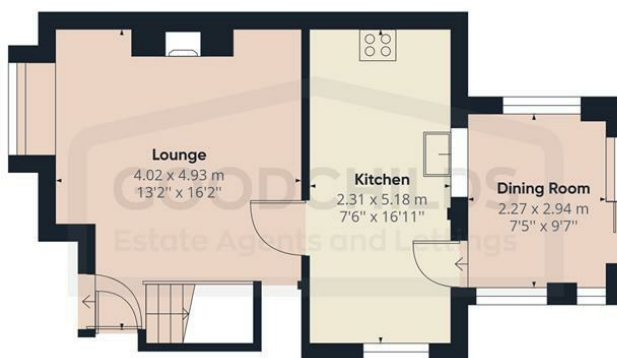


Externally the enclosed rear and side gardens are paved for ease of maintenance

Garage  
16'3" x 8'2" (4.96 x 2.51)



up and over garage door to front, UPVC side door accessed from rear garden, lighting and socket points internally



Floor 0 Building 1

Approximate total area<sup>(1)</sup>  
66.77 m<sup>2</sup>  
718.76 ft<sup>2</sup>

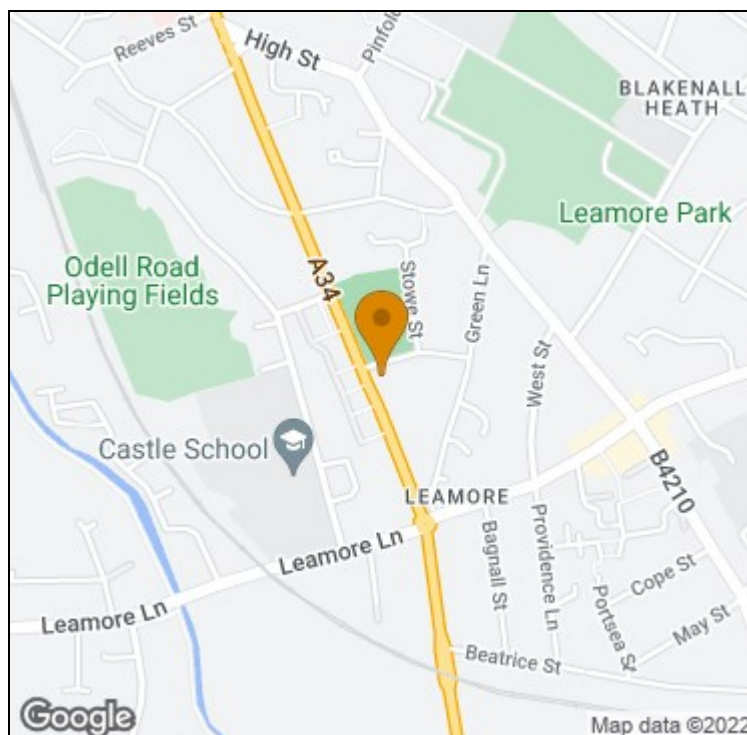
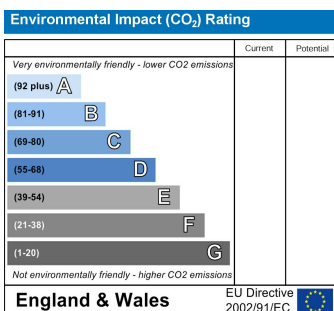
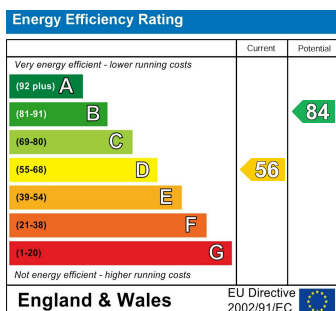


Floor 1 Building 1

(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.

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