



Bealeys Lane, Bloxwich
Walsall WS3 2JT

Offers in the Region Of £350,000

Bloxwich

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Paul Carr Estate Agents are delighted to bring to market this individually designed, three-bedroom detached house set in a popular residential area of Bloxwich, which is offered for sale with no onward chain. The property enjoys views over playing fields to the front and benefits from driveway parking, a carport and a single garage, as well as a neatly maintained garden. The ground floor offers two reception rooms. The generous living room features an impressive fireplace with log burner inset and a large patio door bathing the room into light and opening onto the rear garden. There is a separate dining room with access to the rear lobby and stairs to the first floor, plus a generous garden room with large windows, garden views and direct access outside. Off the entrance hallway, there is a guest WC. The kitchen provides a range of fitted units with provision for an integrated oven and hob, plumbing for a washing machine and dishwasher, and space for a tumble dryer. Upstairs, the landing offers ample built in storage and access to the first floor accommodation. Bedroom one is a double room with fitted wardrobes and an ensuite shower room with WC, wash basin and shower. The second bedroom is a double with a pleasant outlook to the front, while the third is a single bedroom. A family shower room serves the additional bedrooms, featuring WC, wash basin and shower cubicle. Locally, Bloxwich High Street offers everyday shops, cafés and services, with nearby schools serving different age groups. Nearby parks and green spaces provide opportunities for walking and recreation. Bloxwich and Bloxwich North railway stations offer services towards Walsall and Birmingham, with journey times to Birmingham New Street from around 30-40 minutes, enhancing commuting options.





Property Specification

INDIVIDUALLY DESIGNED, DETACHED PROPERTY
POPULAR LOCATION OVERLOOKING PLAYING FIELD
TWO GENEROUS RECEPTION ROOMS
WELL-APPOINTED KITCHEN
SPACIOUS GARDEN ROOM

Hall

Lounge 5.43m (17'10") x 3.66m (12') min

Dining Room 5.43m (17'10") x 2.30m (7'7") min

Kitchen 4.98m (16'4") x 3.02m (9'11")

Garden Room

Bedroom 1 4.25m (13'11") into wardrobes x 3.76m (12'4")
max plus 0.10m (0'4") x 0.10m (0'4")

En-suite

Bedroom 2 4.25m (13'11") max x 3.02m (9'11") max

Bedroom 3 2.90m (9'6") max x 2.41m (7'11") max plus 0.10m
(0'4") x 0.10m (0'4")

Shower Room

Garage

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market: 9th March 2026

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Viewer's Note:

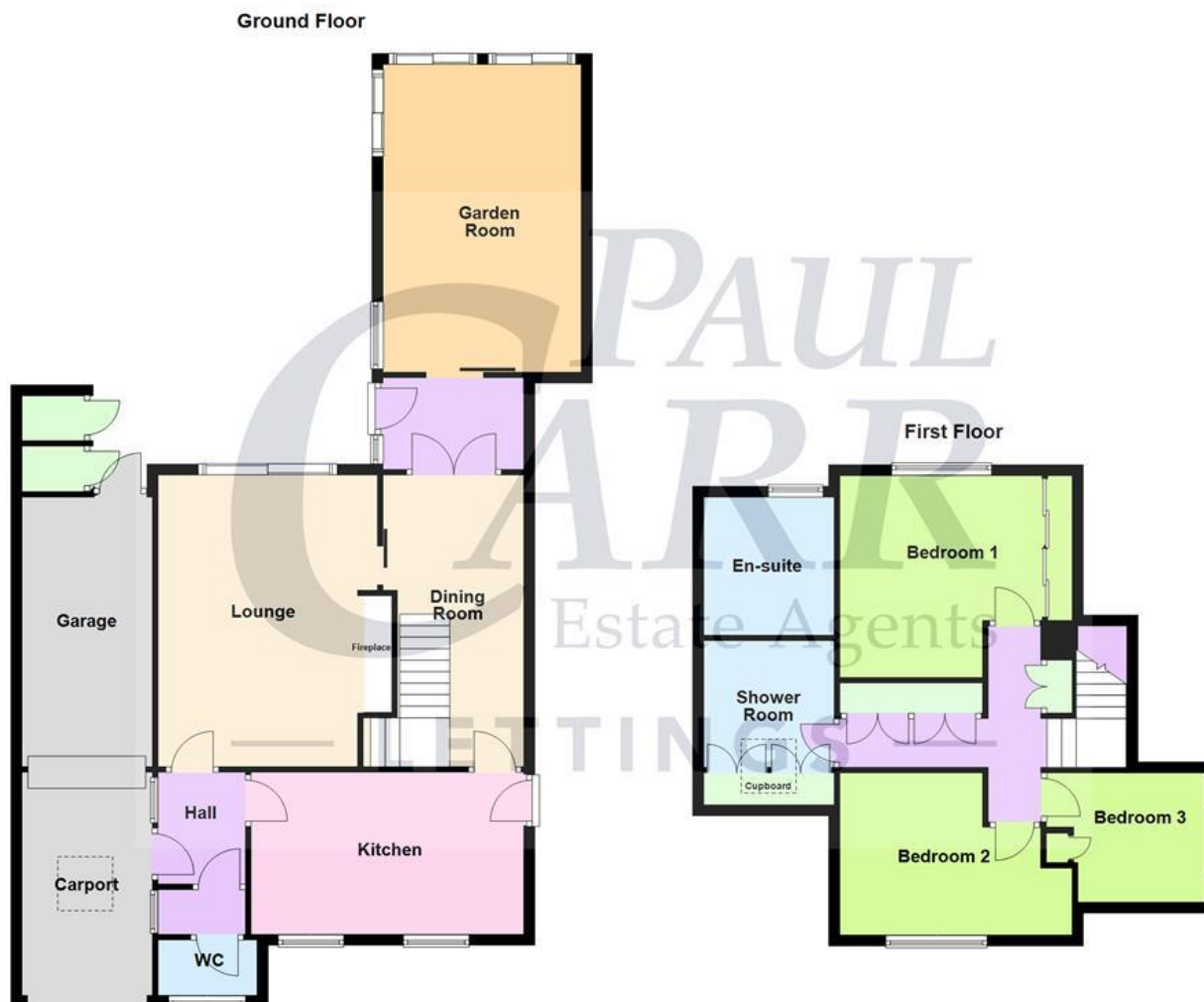
Services connected: Gas, electricity, water and drainage.

Council tax band: E

Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



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Plan produced using PlanUp.

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

