



Victoria Avenue, Bloxwich
Walsall, WS3 3HS

Offers in the Region Of £350,000

Bloxwich

Offers in the Region Of £350,000



A spacious three-bedroom detached home occupying a generous plot on Victoria Avenue, Bloxwich, offered for sale with the benefit of no onward chain.

The property provides well-proportioned accommodation with excellent potential for modernisation and personalisation.

The ground floor is entered through a central hallway and features two separate reception rooms. The main living room extends from front to rear, enjoying plenty of natural light and access to the garden, while the second reception room benefits from an attractive bay window. Completing the ground floor is a fitted kitchen with a range of storage units and space for appliances.

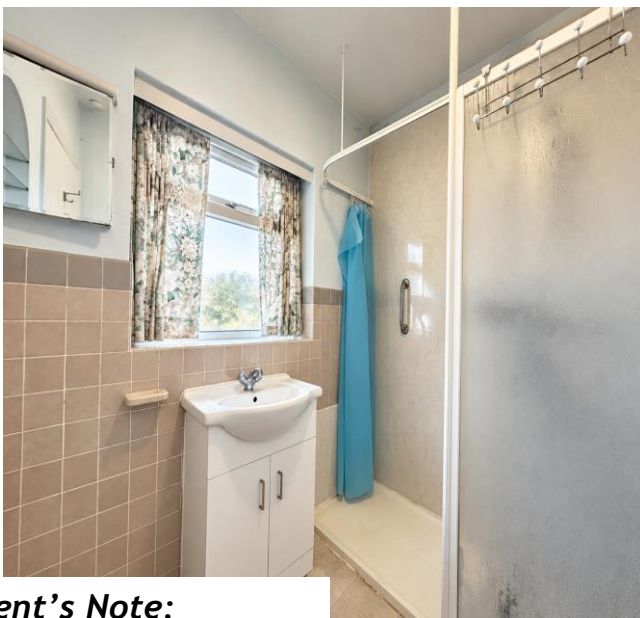
Upstairs, the landing leads to three generously sized bedrooms, a separate shower room and an additional WC. The principal bedroom is particularly spacious and offers ample room for freestanding furniture.

Outside, the property is set behind an extensive driveway providing off-road parking and access to the garage. To the rear is a substantial enclosed garden with a lawn, patio areas and established planting.

Conveniently located for Bloxwich high street, local schools, shops and transport links, this is a fantastic opportunity to create a long-term family home in a popular part of Bloxwich.

Image Disclaimer: Some images have been digitally enhanced for presentation purposes, including lighting, colour correction, sky replacement and the removal of minor temporary items. These enhancements do not alter the property's layout, dimensions or permanent fixtures and fittings.





Property Specification

NO ONWARD CHAIN
THREE-BEDROOM DETACHED HOME
TWO SEPARATE RECEPTION ROOMS
EXTENSIVE DRIVEWAY AND GARAGE
EXCELLENT POTENTIAL FOR MODERNISATION OR
EXTENSION STPP

Lounge 15' 9" x 11' 4" (4.80m x 3.45m)

Reception Room 14' 7" x 11' 9" into recess (4.44m x 3.58m)

Kitchen 9' 9" x 10' 4" (2.97m x 3.15m)

Bedroom 1 15' 9" x 11' 5" (4.80m x 3.48m)

Bedroom 2 11' 6" x 11' 1" into recess (3.50m x 3.38m)

Bedroom 3 8' 0" plus recess x 10' 4" (2.44m x 3.15m)

Shower Room

W.C

Detached 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:

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, Water, Electric, Drainage
Council tax band: E
Tenure: Freehold

Floor Plan

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



*This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.*

Energy Efficiency Rating

**New
Instruction
Awaiting
E.P.C.**

Map Location

