

NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view the property.



552 Bloxwich Road, Walsall, WS3 2XE

OFFERS REGION £135,000





**552 BLOXWICH ROAD, LEAMORE**

This three bedroomed mid-terraced house is conveniently situated in this popular residential area and is well served by all amenities, including public transport services to neighbouring areas, schools for children of all ages and local shopping facilities.

Offered to the market with the benefit of no upward chain involved, the accommodation briefly comprises the following:- (all measurements approximate)

**VESTIBULE ENTRANCE**

having UPVC entrance door and ceiling light point.

**RECEPTION HALL**

having entrance door, ceiling light point, electric storage heater and built-in store cupboard.

**FRONT RECEPTION ROOM**

4.33m x 2.96m (14' 2" x 9' 9") having UPVC double glazed angular bay window to front, ceiling light point and fitted gas fire.

**REAR RECEPTION ROOM**

4.16m x 3.42m (13' 8" x 11' 3") having UPVC double glazed window to rear, ceiling light point, gas fire and with stairs off to first floor.

**KITCHEN**

4.44m x 2.22m (14' 7" x 7' 3") having inset stainless steel sink unit, wall, base and drawer cupboards, roll top work surfaces, splash back surrounds, electric cooker point, plumbing for automatic washing machine, appliance space, strip light, built-in store cupboard and UPVC double glazed window to side.

**LOBBY**

having door to side, ceiling light point and built-in store cupboard.

**GROUND FLOOR BATHROOM**

having white suite comprising panelled bath with fitted shower unit, pedestal wash hand basin, low flush w.c., tiled splash back surrounds, ceiling light point, gas heater and UPVC double glazed window to side.

**FIRST FLOOR LANDING**

having two ceiling light points.

**BEDROOM NO 1**

4.07m x 3.50m (13' 4" x 11' 6") having UPVC double glazed window to rear, ceiling light point and gas heater.

**BEDROOM NO 2**

3.48m x 3.20m (11' 5" x 10' 6") having UPVC double glazed window to rear, ceiling light point and built-in store cupboard.

**BEDROOM NO 3**

4.67m x 2.22m (15' 4" x 7' 3") having UPVC double glazed window to rear and ceiling light point.

**OUTSIDE**

**STEPS leading to front entrance door.**

**REAR GARDEN**

having yard area with cold water hose tap, further garden beyond with timber fencing surround, lawn and a variety of trees and shrubs.

**SERVICES**

Company water, gas, electricity and mains drainage are available at the property. Please note, however, that no tests have been applied in respect of any services or appliances.

**TENURE**

We are informed that the property is FREEHOLD although we have not had sight of the Title Deeds to verify this and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

**FIXTURES & FITTINGS**

Items in the nature of fixtures and fittings are excluded unless mentioned herein.

**COUNCIL TAX**

We understand from [www.voa.gov.uk](http://www.voa.gov.uk) that the property is listed under Council Tax Band A with Walsall Council.

**VIEWING**

By application to the Selling Agents on 01922 627686.

CT/DBH/16/12/25

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**MONEY LAUNDERING REGULATIONS**

Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in providing this, in order that there will be no delay in agreeing a sale.

**NOTICE FOR PEOPLE VIEWING PROPERTIES**

Please note that all parties viewing the property do so at their own risk and neither the vendor nor the Agent accept any responsibility or liability as a result of any such viewing.

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