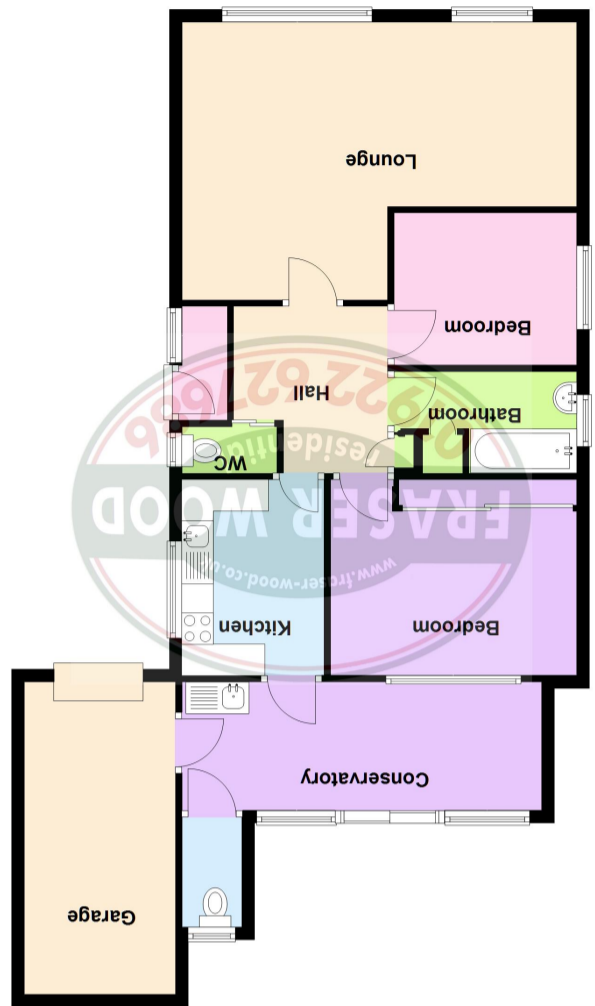


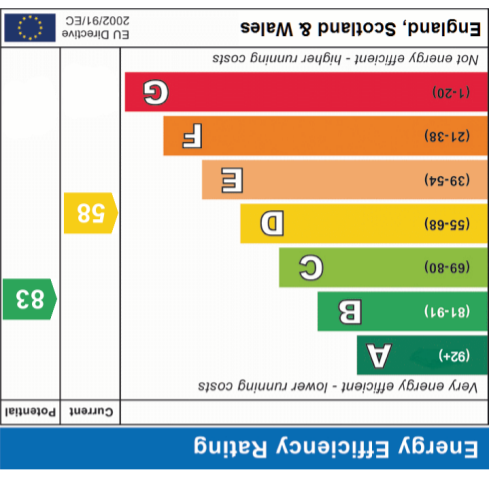


NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

89, Lydford Road, Walsall



Ground Floor
Approx. 90.8 sq. metres



89 Lydford Road, Bloxwich, WS3 3NU

OFFERS REGION £239,950



89 LYDFORD ROAD, BLOXWICH

This detached bungalow occupies a pleasant position in this well respected area of Bloxwich, in a quiet cul-de-sac located off Stafford Road, close to Wallington Heath. The property is within reasonable walking distance of the varied shopping facilities along Bloxwich High Street and within approximately 2km distance of Bloxwich North and Bloxwich Rail Stations, providing access to Birmingham City Centre.

Although in need of certain modernisation/refurbishment, the property affords an excellent opportunity for the discerning purchaser and briefly comprises:- (all measurements approximate)

SIDE RECEPTION HALL

with double panel hot water radiator.

L-SHAPED LOUNGE/DINING ROOM

20' 5" x 9' 6" (6.22m x 2.90m) plus additional 10' x 5' 2" (3.05m x 1.58m) having inset coal effect gas fire, two UPVC double glazed leaded bow windows and three hot water radiators.

BEDROOM NO 1 (Rear)

12' 9" x 9' 10" (3.89m x 3.00m) with hot water radiator, UPVC double glazed window and built-in wardrobes with three mirror fronted sliding doors.

BEDROOM NO 2 (Side)

9' 10" x 7' 10" (3.00m x 2.39m) with hot water radiator and UPVC double glazed window.

PART TILED BATHROOM

with bath having electric Style 300x shower over, wash hand basin, UPVC double glazed window and hot water radiator.



SEPARATE W.C.

with w.c. and wash hand basin.

KITCHEN

9' 10" x 7' 6" (3.00m x 2.29m) with part tiled walls and a full range of fitted base and wall cupboards, work surfaces, inset one and a half bowl sink unit with mixer tap, gas hob, hot water radiator and UPVC double glazed door leading to rear sun lounge.

REAR SUN LOUNGE

21' x 6' (6.40m x 1.83m) with plumbing for automatic washing machine and double glazed patio door leading to the rear garden.

GARDEN W.C. off

which also allows access to the garage area.

OUTSIDE

OVERGROWN LAWNED FOREGARDEN

and PAVED DRIVEWAY providing access to CARPORT 31' 10" x 8' 2" (9.70m x 2.49m) which in turns leads to the:

REAR GARAGE

18' 8" x 7' 10" (5.69m x 2.39m) with up-and-over entrance door.

ENCLOSED REAR GARDEN

with brick boundary wall overlooking Stafford Road and paved patio area leading to overgrown lawn.



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 for confirmation and prospective purchasers are advised to clarify the position via their Solicitors.

FIXTURES & FITTINGS

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

COUNCIL TAX

We understand from www.voa.gov.uk that the property is listed under Council Tax Band C with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

AP/DBH/11/03/24

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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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