



**RE/MAX**  
Elite



**574 Bloxwich Road, Walsall, WS3 2XE**  
**£160,000**

**THREE BEDROOM MID TERRACE WITH LOFT ROOM & LONG REAR GARDEN – WS3**

Set within a popular residential location in WS3, this well-proportioned three bedroom mid-terrace home offers generous living accommodation arranged over multiple levels, including two reception rooms, a converted loft room, and a long rear garden. Offered freehold, the property presents an ideal opportunity for first-time buyers, growing families, or investors seeking space and value.

## GROUND FLOOR

### Living Room 39'4"3'3" x 42'7"0'0" (12'1" x 13'0")

Positioned to the front of the property and accessed via the main entrance, this welcoming reception room features a bay window allowing plenty of natural light, complemented by a feature fireplace and ample space for lounge furniture.

### Dining Room 39'4"3'3" x 49'2"19'8" (12'1" x 15'6")

A generous second reception room ideal for dining or entertaining, featuring another fireplace and providing direct access to the kitchen and staircase.

### Kitchen 19'8"32'9" x 39'4"0'0" (6'10" x 12'0")

Fitted with a range of modern wall and base units with contrasting work surfaces, tiled splashbacks, integrated oven and hob, stainless steel sink, and rear access leading towards the garden.

### Bathroom 19'8"32'9" x 29'6"16'4" (6'10" x 9'5")

Located to the rear of the property, the family bathroom comprises a panelled bath with shower over, wash hand basin, WC, and tiled surround.

## FIRST FLOOR

### First Floor Landing

Providing access to two bedrooms and stairs leading to the loft room.

### Primary Bedroom 39'4"9'10" x 36'1"29'6" (12'3" x 11'9")

A spacious double bedroom positioned to the front elevation, offering ample room for wardrobes and bedroom furniture.

### Bedroom Two 32'9"19'8" x 39'4"16'4" (10'6" x 12'5")

Another well-proportioned double bedroom overlooking the rear, suitable for guests, children, or home working.

## THIRD FLOOR

### Loft Room / Bedroom Three 19'8"32'9" x 39'4"0'0" (6'10" x 12'0")

Accessed via a staircase, this versatile loft room benefits from skylight windows and is ideal for use as a third bedroom, home office, hobby room, or storage space.

### Rear Garden

To the rear is a long garden, offering excellent outdoor potential. The space is mainly laid to lawn with fenced boundaries and rear access, ideal for families or future landscaping.



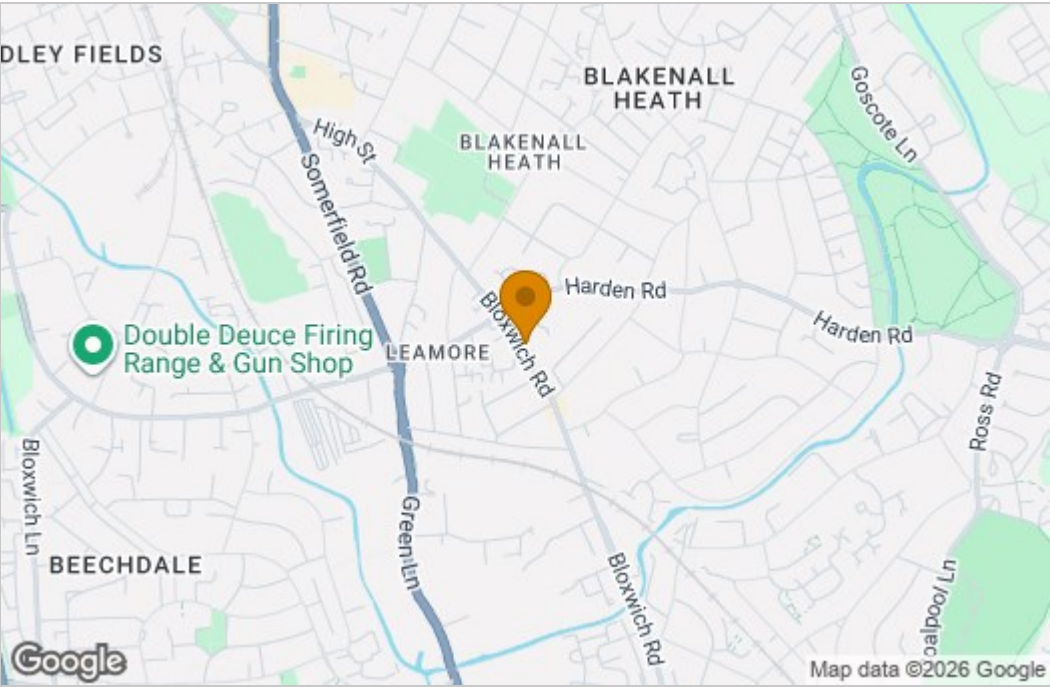
Floor Plan



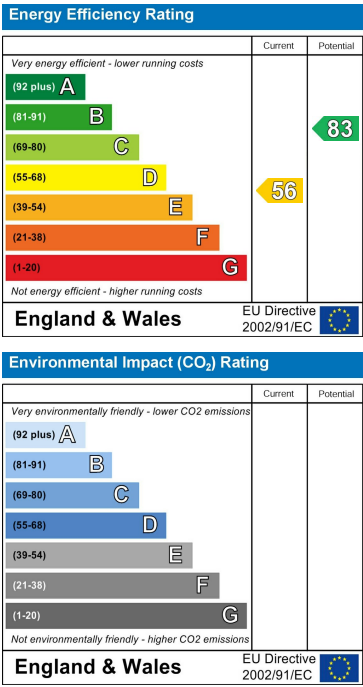
TOTAL: 956 sq. ft  
1st floor: 492 sq. ft, 2nd floor: 464 sq. ft  
EXCLUDED AREAS: WALLS: 117 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Area Map



Energy Efficiency Graph



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