

2 Bed Terraced In Churchview Close Blakenall, Bloxwich Walsall, WS3 3DU

£95,000





## **SHORT DESCRIPTION**

Property Ref: 16656 A well-presented and spacious two-bedroom terraced home, ideally situated on a quiet residential street in Churchview Close, Blakenall, Bloxwich, Walsall, West Midlands. This attractive property offers comfortable and practical living, perfect for first-time buyers, small families, or investors alike. Upon entering, you are welcomed into a generous lounge featuring a charming gas fire, creating a warm and inviting atmosphere for relaxing or entertaining. The lounge flows seamlessly through to the kitchen, which is thoughtfully designed with ample storage and benefits from a convenient breakfast bar, ideal for casual dining. To the rear, French doors open directly onto a patio area, allowing plenty of natural light to fill the space and providing easy access to the outdoor area—perfect for summer evenings. The property also benefits from useful understairs storage, adding to its practicality. Upstairs, the home boasts two well-proportioned double bedrooms, along with a good-sized family bathroom complete with an over-bath shower. Additional features include double glazing throughout, gas central heating, and the rare advantage of two allocated parking spaces. Located in a peaceful and sought-after area, the property is within close proximity to a range of local amenities, including shops, well-regarded schools, and excellent transport links with nearby bus routes and train connections, making commuting straightforward. This is a fantastic opportunity to acquire a comfortable and conveniently located home, ready to move into and enjoy. Property Type: Terraced Full selling price: £190000.00 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 50% Share price: £95000.00 Monthly rent based on 50% share: £203.53 Remaining lease (In Years): 71 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £249.00 Council tax band: B EPC rating: C Measurement: Bedrooms, Bathrooms, and Living Room Outside Space: Front Garden, Rear Garden, Patio Possession of the property: Occupied

**2**

**Bed Room(s)**

**1**

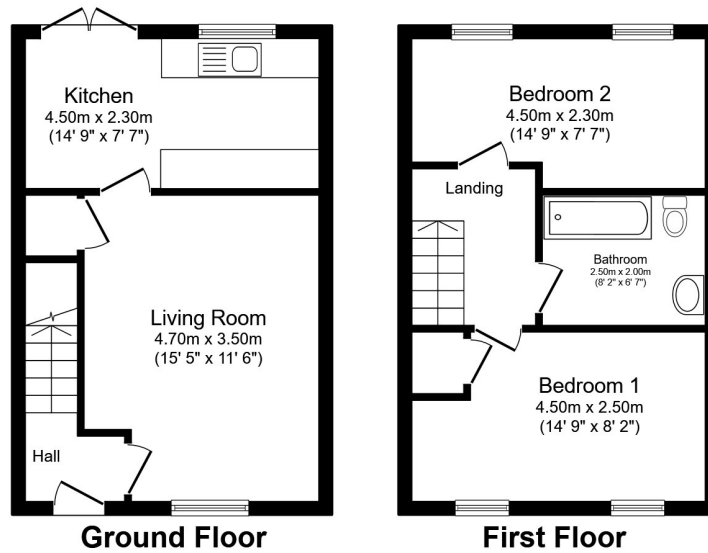
**Bath Room(s)**

**1**

**Living Room(s)**

## **FLOOR PLAN**

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 63.9 sq.m. (688 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

## EPC GRAPH

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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