



46 Nairn Road, Bloxwich,  
Walsall, WS3 3XB

Offers in the Region Of £230,000



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Presenting to you this semi-detached house, gracefully standing in a peaceful cul-de-sac location. The property is in good condition throughout and is on the market for sale. The location is ideal, with local amenities easily accessible, making it perfect purchase for first-time buyers.

This charming residence boasts two double bedrooms, a generous reception room, a shower room, and a kitchen.

The first bedroom is generously sized and includes fitted wardrobes. The second bedroom is also a double, providing ample space for the occupants.

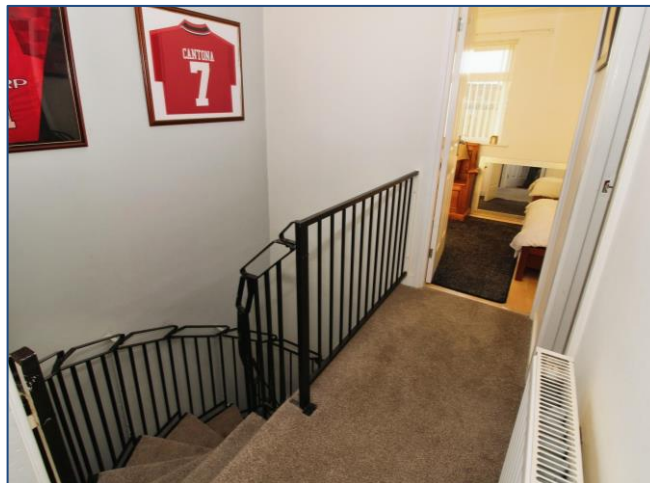
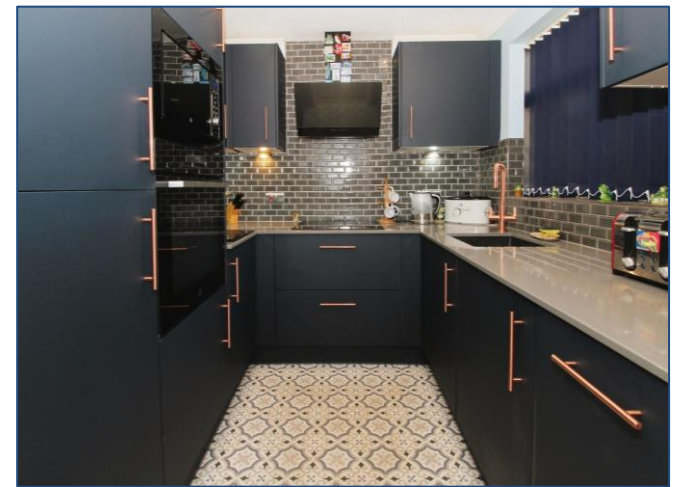
The attractively appointed and recently refitted bathroom is a modern shower room, designed to provide comfort and convenience.

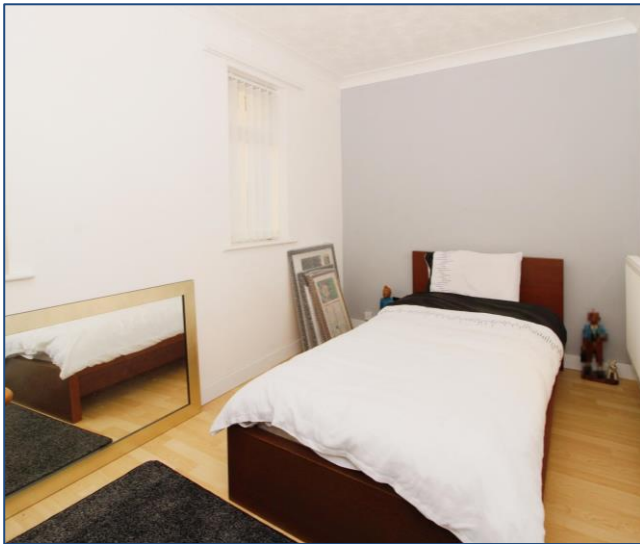
Equally impressive is the stylishly refitted kitchen equipped with a range of appliances such as an integrated fridge freezer, microwave oven, an induction hob with stylish extractor over, and a dishwasher and washing machine. The kitchen is adorned with quartz worktops adding a touch of elegance.

The property also features a generous reception room with French windows that allow natural light to flood in, creating a bright and airy space. It also has access to the garden and includes a unique feature spiral staircase, adding an element of architectural intrigue to the space.

In addition to the internal features, the property also benefits from a single garage with electric remote-controlled door and parking facilities. A pleasant garden is also part of the package, providing a serene outdoor space for relaxation or entertainment.

This property combines comfort, convenience, and charm, making it an excellent choice for your next home. We welcome you to view and appreciate the beauty and functionality this home offers.





## Property Specification

Hall

Living Room  
4.82m (15'10") x 4.22m (13'10")

Kitchen  
2.40m (7'10") x 2.20m (7'3")

WC

Landing

Bedroom 1  
4.24m (13'11") into wardrobes x 2.48m (8'2")

Bedroom 2  
4.24m (13'11") x 2.20m (7'3")

Shower Room  
2.24m (7'4") x 1.90m (6'3")

Garage  
5.00m (16'5") x 2.51m (8'3")

### 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: 5th March 2025

### Viewer's Note:

Services connected: All Services

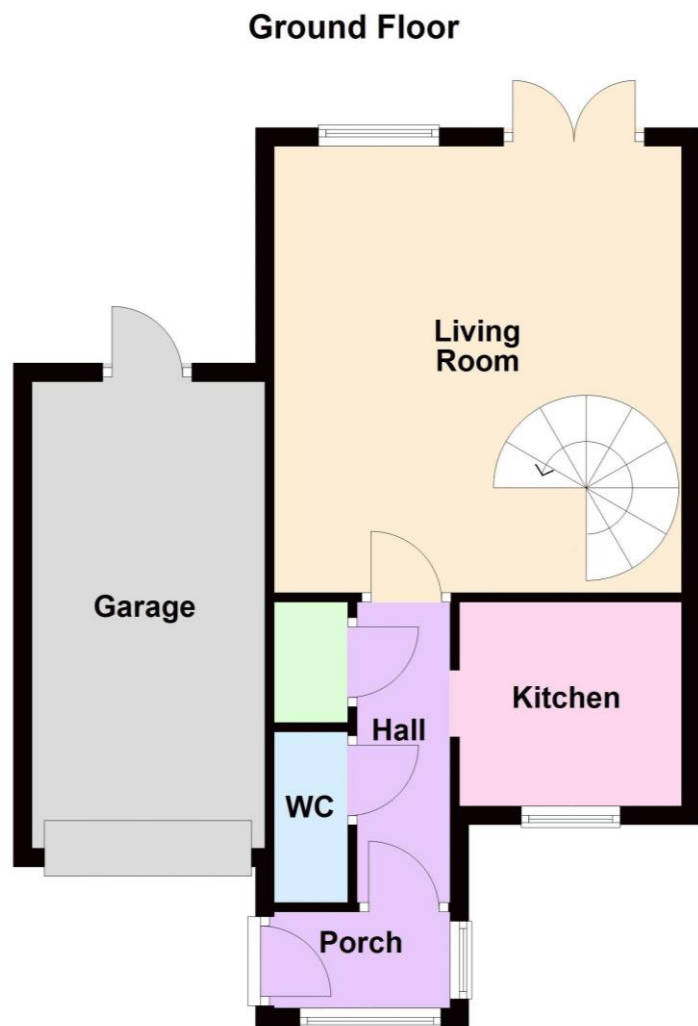
Council tax band: B

Tenure: Freehold



# Floor Plan

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



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

