



Webbs

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Simmonds Road | Bloxwich, Walsall | WS3 3PU

Offers In The Region Of £300,000

 Webbs
estate agents

Summary

** SOUGHT AFTER LOCATION ** BEAUTIFUL OUTLOOK TO THE REAR BACKING ONTO CANAL ** TRADITIONAL SEMI DETACHED HOUSE ** EXTENDED AND IMPROVED TO A VERY HIGH STANDARD THROUGHOUT ** DECEPTIVELY SPACIOUS ** INTERNAL VIEWING ADVISED ** THREE GOOD SIZED BEDROOMS ** MODERN SHOWER ROOM/WC ON FIRST FLOOR ** SPACIOUS FRONT SITTING/LIVING ROOM ** STUDY/OFFICE ** STUNNING RE-FITTED MODERN OPEN PLAN KITCHEN/FAMILY DINING AND ENTERTAINING ROOM ** GUEST WC ** DOUBLE WIDTH DRIVEWAY ** PRIVATE MATURE REAR GARDEN ** UPVC DOUBLE GLAZING ** GAS CENTRAL HEATING ** CLOSE TO SCHOOLS, SHOPS AND AMENITIES **

Webbs Estate Agents have pleasure in offering this highly impressive, extended and improved traditional semi detached home, situated in an enviable position backing onto a canal with extending field views beyond and being close to all local amenities, shops and schools. Briefly comprising on the ground floor: Reception hallway, office/study, spacious front sitting/living room, stunning open plan fitted kitchen/ family dining entertainment room, guest WC. The first floor landing leads to three good sized bedrooms and modern family shower room with WC. Externally there is a double width driveway to the fore with gated side access to the rear garden being mature, private and enclosed backing onto the canal. The property. For a viewing please call 01922 663399.

Key Features

- HIGHLY IMPRESSIVE THREE BEDROOM SEMI DETACHED HOUSE
- BEAUTIFUL OUTLOOK BACKING ONTO CANAL
- STUNNING OPEN PLAN MODERN KITCHEN/FAMILY DINING SITTING ROOM
- DOUBLE WIDTH FRONT DRIVEWAY
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- EXTENDED AND IMPROVED TO A VERY HIGH STANDARD
- SPACIOUS FRONT SITTING/LIVING ROOM
- MODERN SHOWER ROOM AND GUEST WC
- PRIVATE MATURE REAR GARDEN
- CLOSE TO SCHOOLS, SHOPS AND LOCAL AMENITIES

Rooms and Dimensions

Reception hallway

Front sitting/living room

14'9" x 11'7" (4.52m x 3.55m)

Study/office

12'0" x 3'10" (3.67m x 1.19m)

Open plan kitchen/family dining sitting room

23'5" x 17'5" (7.15m x 5.33m)

Guest WC

First floor landing

Bedroom one

10'5" x 10'0" (3.18m x 3.07m)

Bedroom two

10'0" x 10'0" (3.07m x 3.07m)

Bedroom three

9'6" x 7'2" (2.90m x 2.20m)

Shower room/WC

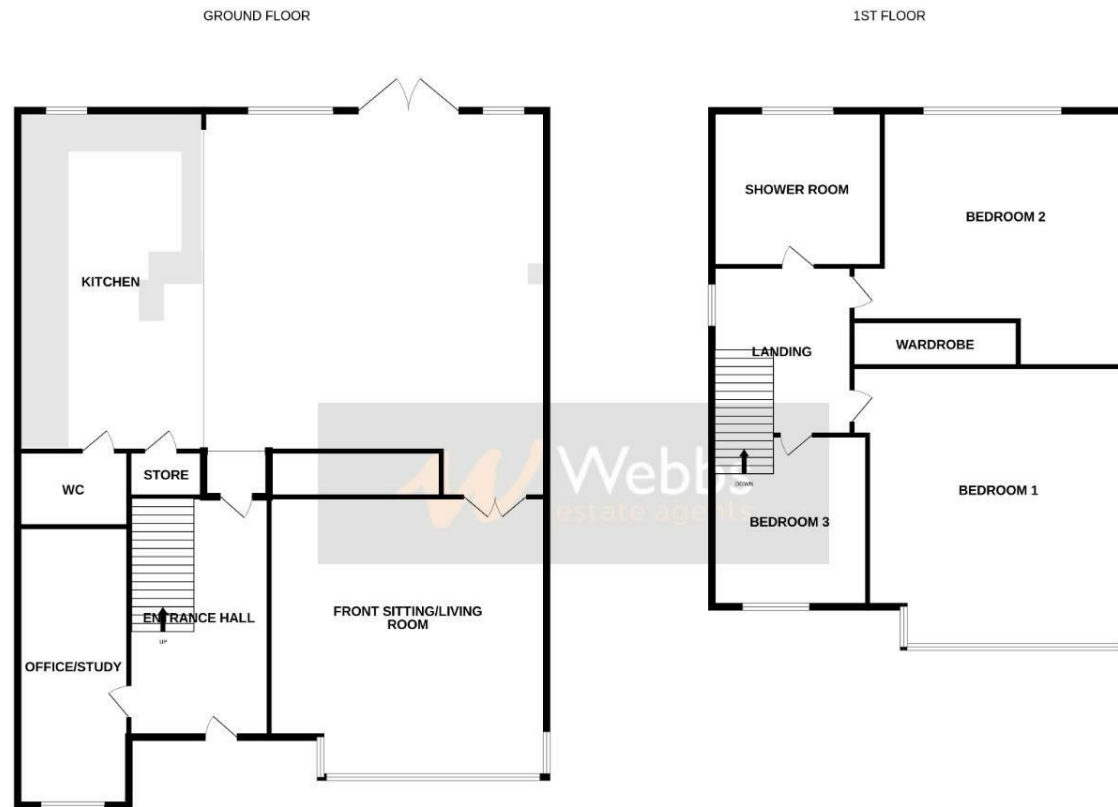
7'5" x 5'5" (2.27m x 1.67m)

Front driveway

Private rear garden







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Energy Efficiency Rating: A 15-20 kWh/m ² /year energy costs 15-20 kWh/m ² /year energy costs	Energy Efficiency Rating: B 15-20 kWh/m ² /year energy costs 15-20 kWh/m ² /year energy costs	Environmental Impact (CO ₂) Rating: B 15-20 g/m ² /year CO ₂ emissions 15-20 g/m ² /year CO ₂ emissions	Environmental Impact (CO ₂) Rating: B 15-20 g/m ² /year CO ₂ emissions 15-20 g/m ² /year CO ₂ emissions
69	80	69	80
England & Wales EU Directive 2002/91/EC	England & Wales EU Directive 2002/91/EC	England & Wales EU Directive 2002/91/EC	England & Wales EU Directive 2002/91/EC