



Station Place | Bloxwich, Walsall | WS3 2PH

Asking Price £220,000



Summary

****FOUR BEDROOM EXTENDED TERRACE ** DOWNSTAIRS BATHROOM WITH EN SUITE ** DOWN STAIRS GUEST WC ** SEPERATE DINING ROOM ** REFITTED KITCHEN ** FITTED WARDROBES IN ALL BEDROOMS ** FOUR PIECE FAMILY BATHROOM ** STORAGE GARAGE TO THE FRONT ** GENEROUS REAR GARDEN WITH NUMEROUS OUTBUILDING **DISABLED ACCESS TO THE FOURTH BEDROOM****

Webbs Estate Agents are pleased to bring to market this FOUR BEDROOM extended terrace home within the heart of Bloxwich being close to local shops, schools and a variety of amenities practically a stones throw away.

In brief this home offers: Block paved driveway with storage garage and canopied entrance, entrance hall, lounge with feature bow window, separate dining room, Guest WC, bedroom four with en suite shower room and refitted kitchen,

On the first floor there are three generously sized bedrooms all with fitted wardrobes and the mainly family bathroom comprising on WC, hand wash basin, bath and separate shower cubicle.

Externally, there is a private and enclosed rear garden that is mainly laid to lawn,

Call today on 01922 663399 to secure your viewing.

Key Features

- EXTENDED FOUR BEDROOM TERRACE HOME
- FOURTH BEDROOM WITH EN SUITE SHOWER ROOM
- TWO RECEPTION ROOMS
- BLOCK PAVED DRIVEWAY
- POPULAR LOCATION
- STORAGE GARAGE
- GUEST WC
- REFITTED KITCHEN
- GENEROUS REAR GARDEN
- CLOSE TO LOCAL SHOPS, SCHOOLS AND AMENITIES

Rooms and Dimensions

Front

Entrance hall

Lounge

14'10" x 11'10" (4.526m x 3.624m)

Dining Room

9'2" x 7'0" (2.815m x 2.147m)

Guest WC

4'7" x 2'5" (1.403m x 0.755m)

Kitchen

8'7" x 6'10" (2.627m x 2.088m)

Bedroom Four

8'2" x 9'1" (2.497m x 2.779m)

En Suite

5'6" x 7'2" (1.701m x 2.203m)

Bedroom One

8'7" x 10'7" (2.640m x 3.245m)

Bedroom Two

7'5" x 9'1" (2.285m x 2.779m)

Bedroom Three

8'8" x 10'10" (2.659m x 3.304m)

Bathroom

10'1" x 5'7" (3.079m x 1.719m)

Garden

Identification Checks







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 misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very Average Efficiency - lower energy costs</p> <p>100-120 kWh/m²/year A</p>		<p>Very low environmental impact - lower CO₂ emissions</p> <p>100-120 g/m²/year A</p>	
<p>120-135 kWh/m²/year B</p>		<p>120-135 g/m²/year B</p>	
<p>135-150 kWh/m²/year C</p>		<p>135-150 g/m²/year C</p>	
<p>150-170 kWh/m²/year D</p>		<p>150-170 g/m²/year D</p>	
<p>170-200 kWh/m²/year E</p>		<p>170-200 g/m²/year E</p>	
<p>200-250 kWh/m²/year F</p>		<p>200-250 g/m²/year F</p>	
<p>250+ kWh/m²/year G</p>		<p>250+ g/m²/year G</p>	
<p>Not energy efficient - higher energy costs</p> <p>England & Wales EU Directive 2002/91/EC </p>		<p>Not environmentally friendly - higher CO₂ emissions</p> <p>England & Wales EU Directive 2002/91/EC </p>	

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