Innovate
Estate Agents
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Shelduck Way, Walsall, West Midlands, WS3 1EA £195,000

Innovate Estate Agents are pleased to offer this NEWLY BUILT THREE BEDROOM SEMI DETACHED HOME with 5 YEARS NHBC WARRANTY REMAINING situated in Bloxwich! The property comprises of entrance hallway, LOUNGE, FITTED KITCHEN/DINER, GUEST W.C, family bathroom, FRONT DRIVEWAY allowing off road parking, rear garden, gas central heating and double glazing. Thanks to its location you will be a short distance from day to day amenities such as Goldsmith Primary Academy, ASDA Superstore as well as transport links such as Bloxwich Train Station and M6 (Junction 10). Council Tax Band B, EPC Rating B, Admin Fees May Apply.

The Property Ombudsman

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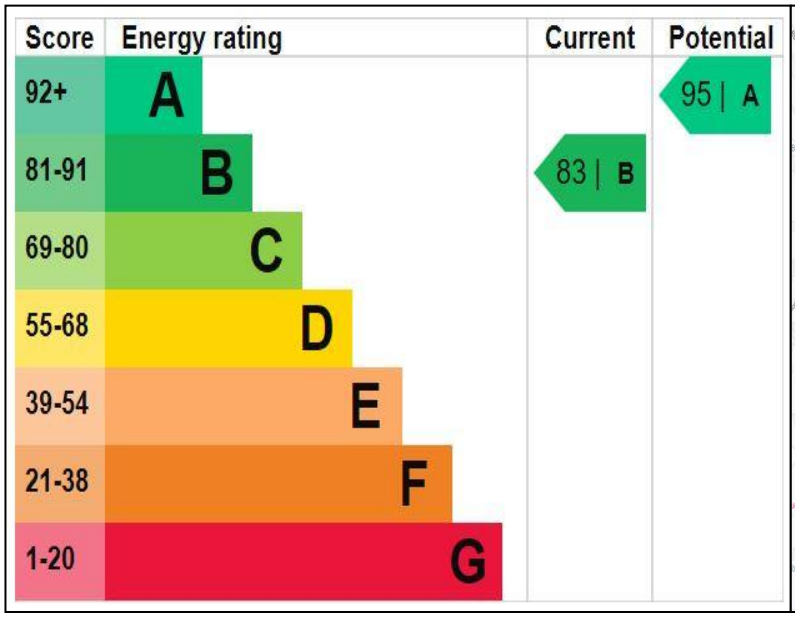
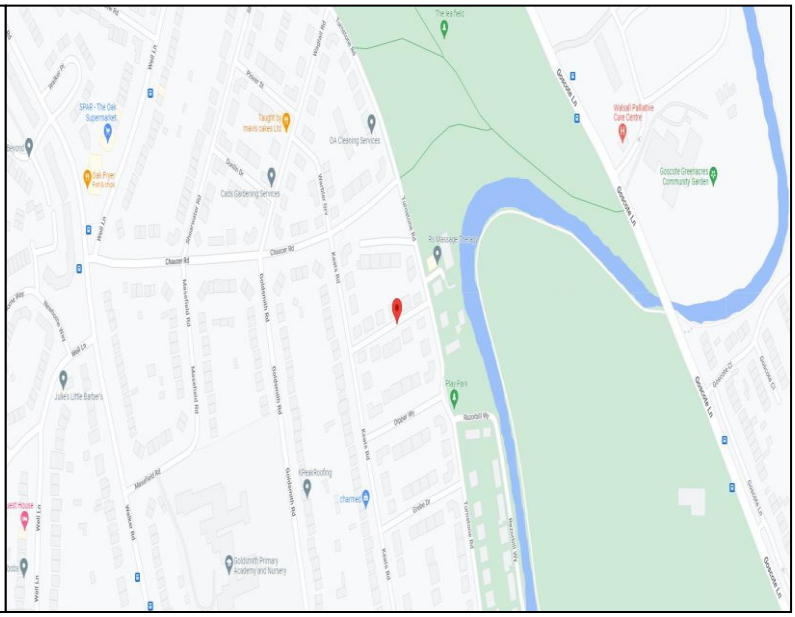
Tenure Details	Tenure: Freehold Estate Service Charge: £196.51 per annum DISCLAIMER: This information has been provided by a third party and have not been verified. We recommend you confirm this information with your conveyancer.
Approach	The property is approached via tarmacadam driveway and fore garden with pathway leading to front entrance door.
Entrance Hallway	Having ceiling ceiling light point, power points, stairs rising to first floor landing, doors to kitchen/diner and guest W.C.
Guest W/C	3' 3" x 4' 7" (1.000m x 1.404m) Having ceiling light point, obscure double glazed window to front elevation, gas central heating radiator, low level W.C, pedestal hand wash basin and tiling to splash prone areas.
Fitted Kitchen	13' 7" x 11' 6" (4.141m x 3.496m) Having ceiling light point, power points, double glazed window to front elevation, gas central heating radiator, fitted kitchen comprising of matching wall and base units, roll top work surfaces, stainless steel sink drainer units, integrated gas hob with cooker hood above, integrated oven, plumbing for washing machine, plumbing for dishwasher, linoleum flooring and tiling to splash prone areas.
Lounge	14' 7" x 11' 9" (4.456m x 3.574m) Having ceiling light points, power points, double glazed French doors to rear garden, gas central heating radiator and door to under stairs storage cupboard.
First Floor Landing	Having ceiling light point, power points, access to loft space, doors to bedrooms and bathroom.
Bedroom One	9' 8" x 14' 8" (2.945m x 4.461m) Having ceiling light point, power points, double glazed window to front elevation and gas central heating radiator.
Bedroom Two	9' 9" x 8' 5" (2.980m x 2.568m) Having ceiling light point, power points, double glazed window to rear elevation and gas central heating radiator.
Bedroom Three	6' 8" x 5' 11" (2.036m x 1.811m) Having ceiling light point, power points, double glazed window to rear elevation and gas central heating radiator.
Family Bathroom	8' 5" x 5' 5" (2.567m x 1.647m) Having ceiling light points, obscure double glazed window to side elevation, gas central heating radiator, panel bath with shower above, low level W.C, pedestal hand wash basin and tiling to splash prone areas.
Rear Garden	The rear of the property comprises of paved patio area laid to lawn with fencing to its perimeters and side gate providing access to front of property.





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Equipment: Innovate EA Limited trading as Innovate Estate Agents has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.

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