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23 Bluebell Road, Walsall Wood, WS9 9ET Guide Price £425,000

A spacious, well presented, modern detached bungalow residence situated on this sought after semi rural residential development close to greenbelt countryside yet within easy reach of local amenities.

* Fully Enclosed Porch * Reception Hall * Lounge/Dining Room * Modern Fitted Breakfast/Kitchen * Utility * Three Bedrooms - Master With En Suite Shower Room * Bathroom
* Detached Double Garage * Gas Central Heating * PVCu Double Glazing * No Upward Chain

Council Tax Band E
Local Authority - Walsall



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Company Number: 11253248



23 Bluebell Road, Walsall Wood



Lounge/Dining Room



Lounge/Dining Room



Fitted Breakfast/Kitchen

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Utility



Bedroom One



Bedroom One



En Suite



Bedroom Two



23 Bluebell Road, Walsall Wood



Bedroom Three



Bathroom



Rear Garden

23 Bluebell Road, Walsall Wood

An internal inspection is essential to begin to fully appreciate this extremely spacious and well presented modern detached bungalow residence that is situated on a sought after semi rural residential development close to greenbelt countryside yet within easy reach of local amenities.

The area is extremely accessible to all main centres of the West Midlands conurbation with the A5 Trunk and M6 Toll Roads within 3 miles giving further access to the M6, M5, M42 and M54 motorways.

Main centre shopping is available at Lichfield and Walsall and children of all ages have a wide range of good schools provided including St Francis of Assisi Catholic Technology College and the highly regarded Queen Mary's Grammar school for boys and High school for girls at Walsall.

The area is well served for leisure facilities with Oak Park Leisure Centre in Walsall Wood and cricket, hockey and squash clubs behind the church at The Green, Aldridge and Druids Heath Golf Club off Stonnall Road while Stonnall village enjoys a range of community activities.

The accommodation that enjoys the benefit of a gas central heating system and PVCu double glazing briefly comprises the following:

FULLY ENCLOSED PORCH

PVCu double glazed door and window to front elevation, tiled floor and wall light point.

RECEPTION HALL

PVCu double glazed entrance door, two ceiling light points, central heating radiator, loft access and airing cupboard off.

IMPRESSIVE LOUNGE/DINING ROOM

7.57m x 4.88m max dims (24'10" x 16'0" max dims)

PVCu double glazed bay windows to the front and side elevations, two additional PVCu double glazed windows to side, feature fireplace with gas coal effect fire fitted, two central heating radiators and three ceiling light points.

MODERN FITTED BREAKFAST/KITCHEN

3.28m x 3.28m (10'9 x 10'9)

PVCu double glazed window to rear elevation, range of modern fitted wall, base units and drawers, working surfaces with tiled surround and inset stainless steel single drainer sink having mixer tap over, built in "AEG" electric oven, separate gas hob with extractor canopy over, integrated dishwasher, fitted breakfast bar, tiled floor, ceiling light point, central heating radiator and access to:

UTILITY

2.95m x 1.91m (9'8 x 6'3)

PVCu double glazed window to side elevation, PVCu double glazed door leading to the rear gardens, range of fitted wall and base units, working surfaces with tiled surround and inset single drainer sink having mixer tap over, integrated fridge, freezer and washing machine, space for tumble dryer, central heating radiator, tiled floor and ceiling light point.

BEDROOM ONE

3.51m x 3.18m (11'6 x 10'5)

PVCu double glazed window to rear elevation, range of fitted wardrobes, double bed recess, two bedside cabinets and overhead storage, central heating radiator and ceiling light point.

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EN SUITE SHOWER ROOM

PVCu double glazed frosted window to rear elevation, corner shower enclosure, vanity wash hand basin with storage cupboard below, WC, ceiling spotlights. extractor fan and heated towel rail.

BEDROOM TWO

3.51m x 2.72m (11'6 x 8'11)

PVCu double glazed window to front elevation, fitted wardrobes, ceiling light point and central heating radiator.

BEDROOM THREE

3.51m x 2.39m (11'6 x 7'10)

PVCu double glazed window to front elevation, fitted wardrobes, central heating radiator and ceiling light point.

BATHROOM

PVCu double glazed frosted window to side elevation, shower bath with shower over, tiled surround and shower screen fitted, vanity wash hand basin and WC unit with storage cupboard and drawers below, heated towel rail, ceiling spotlights and extractor fan.

OUTSIDE

DETACHED DOUBLE GARAGE

5.18m x 5.13m (17'0 x 16'10)

electric up and over door, PVCu double glazed door to the rear garden, storage loft, light and power.

SWEEPING FORE/SIDE GARDENS

being lawned with inset shrubs, outside light and block paved driveway providing off road parking and access to the garage.

REAR GARDEN

having gated side access, paved patio area, shaped lawn, side borders, trees and shrubs, outside lighting and cold water tap.

GENERAL INFORMATION

We understand the property is Freehold with vacant possession upon completion.

SERVICES All main services are connected together with telephone point subject to the usual regulations. A plentiful supply of power points are installed throughout the property.

FIXTURES AND FITTINGS All items specified in these sales particulars pass with the property. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Buyers are advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. Buyers are advised to obtain verification from their Solicitor. Misrepresentation Act 1967 These particulars, whilst believed to be correct, are provided for guidance only and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but should satisfy themselves by inspection or otherwise as to their accuracy. All photographs are intended to show a representation of the property and any items featured should be assumed not to be included unless stated within these sales particulars.

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