



Broad Lane, Bloxwich
Walsall, WS3 2TG

Offers in the Region Of £350,000

Bloxwich

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Set within easy reach of amenities, schools and transport links, this extended, detached house offers well proportioned accommodation with potential for improvement / further extension (STPP/BRegs) and an internal viewing is essential to fully appreciate the potential of the property on offer.

Internal inspection reveals a welcoming entrance hallway with stairs to the first floor, light and spacious dual aspect living room with patio door to the rear garden and double sliding doors leading into the dining room. A further doorway from the dining room leads into the breakfast kitchen which features fitted units, plumbing for a washing machine, gas cooker point, doors to rear garden and access to an additional reception room (currently used as a ground floor bedroom).

To the first floor, bedroom one is a generous double bedroom with access to a dressing area and there are three further excellent bedrooms (two of which have fitted wardrobe space) and the bathroom with suite comprising WC, wash basin and bath with electric shower over.

Externally, the good-sized rear garden is laid mainly to lawn with a selection of shrubs / bushes and a patio area and there is a block paved driveway to the front of the property providing off-road parking for multiple vehicles.





Property Specification

Hall

Living Room 6.71m (22') x 3.96m (13') max

Dining Room 3.34m (10'11") x 3.14m (10'4")

Breakfast Kitchen 5.80m (19') x 2.45m (8'1")

Reception Room (currently bedroom) 4.69m (15'5") x 2.40m (7'10")

Landing

Bedroom 1 3.96m (13') x 3.43m (11'3")

Dressing Area 2.55m (8'4") x 2.35m (7'8")

Bedroom 2 3.18m (10'5") x 3.17m (10'5") max

Bedroom 3 4.13m (13'6") x 2.40m (7'10")

Bedroom 4 3.12m (10'3") x 2.40m (7'10")

Bathroom

Viewer's Note

Services connected: Gas, electricity, water and drainage.
Council tax band: D
Tenure: Freehold

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:

Floor Plan

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



Energy Efficiency Rating

**New
Instruction
Awaiting
E.P.C.**

Map Location

