



8 Byeways, Bloxwich,
Walsall, WS3 3RW

Offers in Excess of £318,500

Bloxwich

Offers in Excess of £318,500



Set in a quiet cul-de-sac location, just off Stoney Lane in Bloxwich, this superb, detached property offers easy access to nearby schools, amenities and transport links and an internal viewing is highly recommended to fully appreciate all it has to offer.

Internal inspection reveals a welcoming entrance hallway with stunning feature spiral staircase and guest WC off, light and airy living room with window to the front elevation and attractive feature fireplace with gas fire inset and open-plan kitchen/diner which features a range of fitted units, integrated oven and hob with extractor over, plumbing for dishwasher, door to side and access to the conservatory which overlooks the rear garden.

To the first floor, bedroom one is a good-sized double bedroom with ensuite shower facilities and there are three further excellent bedrooms and the family bathroom with suite comprising WC, wash basin and bath with shower over.

Externally, there is a neatly maintained rear garden which has lawn and paved areas with a selection of shrubs/bushes and there is generous driveway parking to the front of the property with access to the garage which has power/lighting and plumbing for a washing machine.





Property Specification

Hall

Lounge - 4.39m (14'5") x 3.53m (11'7")

Dining Area - 3.19m (10'6") x 2.74m (9')

Kitchen Area - 2.74m (9') x 2.68m (8'9")

Conservatory - 2.82m (9'3") x 2.63m (8'7")

WC

Garage - 5.05m (16'7") x 2.43m (8')

Landing

Bedroom 1 - 3.63m (11'11") plus recess
x 2.97m (9'9")

En-suite - 1.94m (6'4") x 1.10m (3'7")

Bedroom 2 - 4.45m (14'7") x 3.06m (10')

Bedroom 3 - 3.06m (10') x 2.84m (9'4")

Bedroom 4 - 2.94m (9'8") x 2.44m (8') plus recess

Bathroom - 2.08m (6'10") x 1.75m (5'9")

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: 9th March 2024

Viewer's Note:

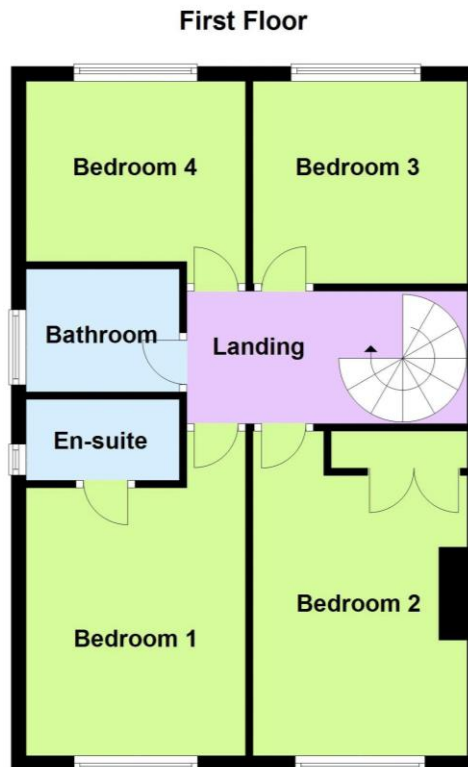
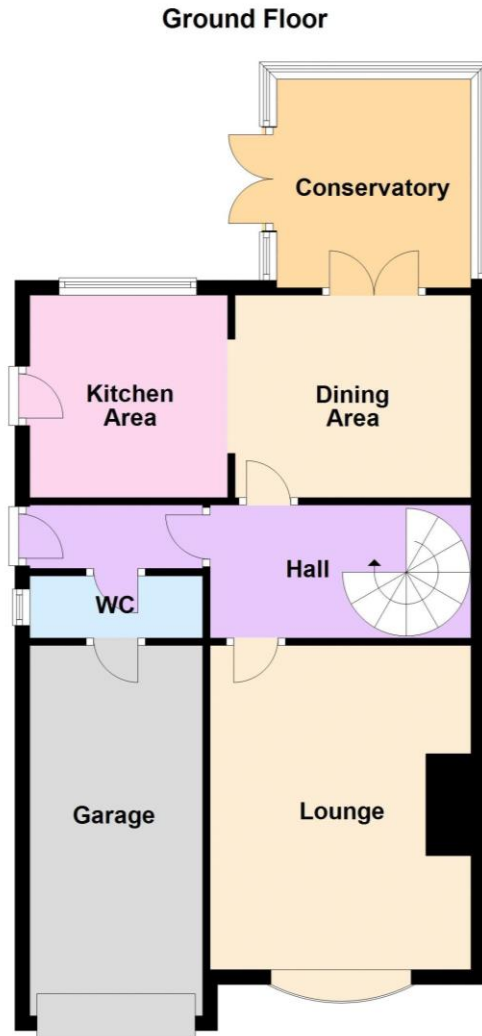
Services connected: All mains services connected.

Council tax band: D

Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	84	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Map Location

