



3 Bamford Road, Bloxwich,
Walsall, WS3 3RX

Offers in the Region Of £330,000

Bloxwich

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Set within easy reach of amenities, schools and transport links this superb, detached property boasts beautifully presented family accommodation with and internal viewing essential to fully appreciate all it has to offer.

Internal inspection reveals a welcoming entrance porch, superb dining hallway with stairs to first floor, guest WC off and access to the light and airy lounge which has a box window to the front elevation, large window and door to the rear and having an attractive gas fire.

Completing the ground floor there is the well-appointed kitchen which features a range of fitted units, integrated dishwasher, oven and hob with extractor over, plumbing for a washing machine and door to the rear garden.

To the first floor there are three excellent bedrooms - two generous doubles and a good sized single - and the superb bathroom with suite comprising WX, wash basin with modern vanity unit having pull-out drawers and bath with mains shower over.

Externally, the good-sized rear garden is laid mainly to lawn with a selection of shrubs/bushes and a paved patio area and there is driveway parking to the front with access to the garage and having gated access to the rear garden.





Property Specification

Porch

Dining Hallway - 4.81m (15'9")
x 3.90m (12'9") max

Lounge - 4.81m (15'9") x 3.35m (11')

Kitchen - 3.17m (10'5") x 2.72m (8'11")

WC

Garage - 4.92m (16'2") max
x 2.95m (9'8") max

Bedroom 1 - 4.81m (15'9") x 3.35m (11')

Bedroom 2 - 3.74m (12'3") x 3.18m (10'5")
to wardrobe front

Bedroom 3 - 2.74m (9') x 2.38m (7'10")
to wardrobe front

Bathroom - 3.10m (10'2") x 2.04m (6'8")

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: 30th July 2024

Viewer's Note:

Services connected: Gas, Water, Electric & Drainage

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+)	A		
(81-91)	B		80
(69-80)	C		
(55-68)	D	66	
(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

