



306 Harden Road, Bloxwich,
Walsall, WS3 1RN

Offers in the Region Of £210,000

Bloxwich

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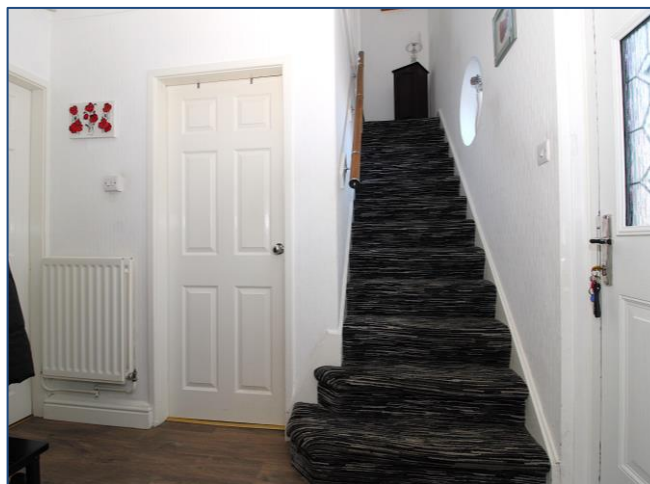
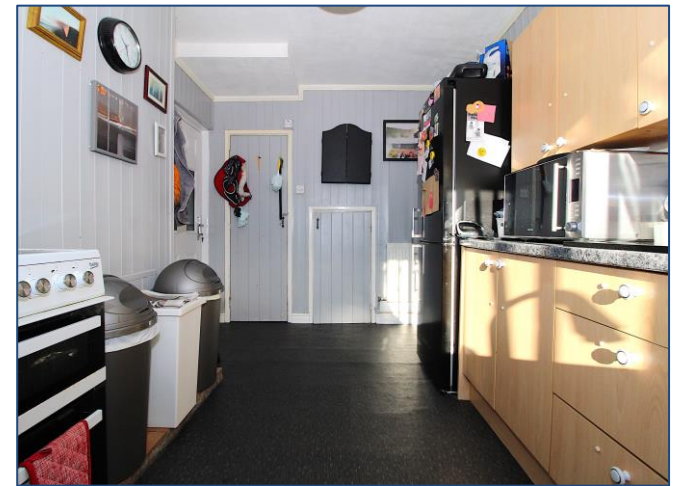


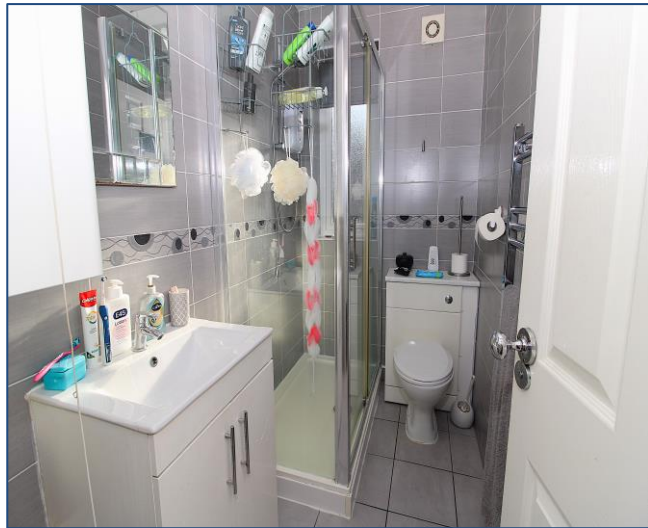
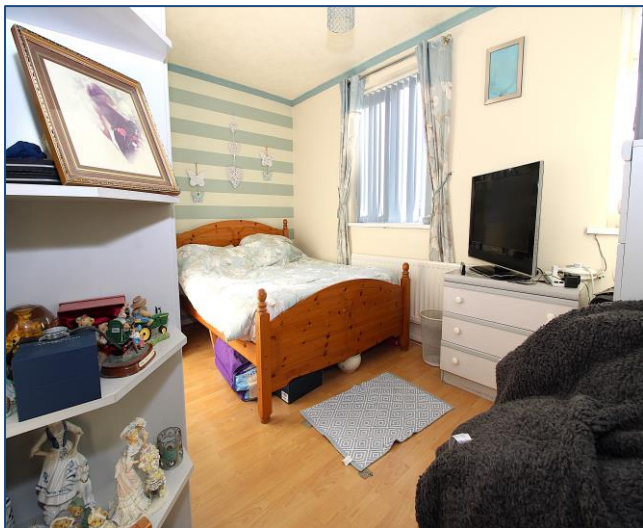
Set within easy reach of amenities, schools and transport links, this neatly presented, end-terraced house would make an ideal purchase for a first-time buyer or young family alike, with an internal viewing essential to fully appreciate all it has to offer.

Internal inspection reveals a welcoming entrance hallway with stairs to the first floor and access to ground floor shower room, light and airy dual aspect living room with French windows leading into the rear garden, well appointed kitchen which features a range of fitted units, electric cooker point, plumbing for a washing machine, access to built in storage cupboard and door leading into the covered side access with useful storage room off.

To the first floor there are three good sized bedrooms, all of which benefit from access to built in storage cupboards.

Externally, there is a generous rear garden which is predominantly lawned with a selection of shrubs / bushes, a paved patio area and access to brick-built store and there is driveway parking to the front of the property.





Property Specification

Hall

Living Room

5.18m (17') x 3.24m (10'8")

Kitchen

4.14m (13'7") x 2.62m (8'7")

Shower Room

2.38m (7'10") x 1.40m (4'7")

Landing

Bedroom 1

4.19m (13'9") x 2.96m (9'8")

Bedroom 2

3.25m (10'8") x 2.81m (9'2")

Bedroom 3

3.18m (10'5") x 2.12m (7')

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:

Viewer's Note:

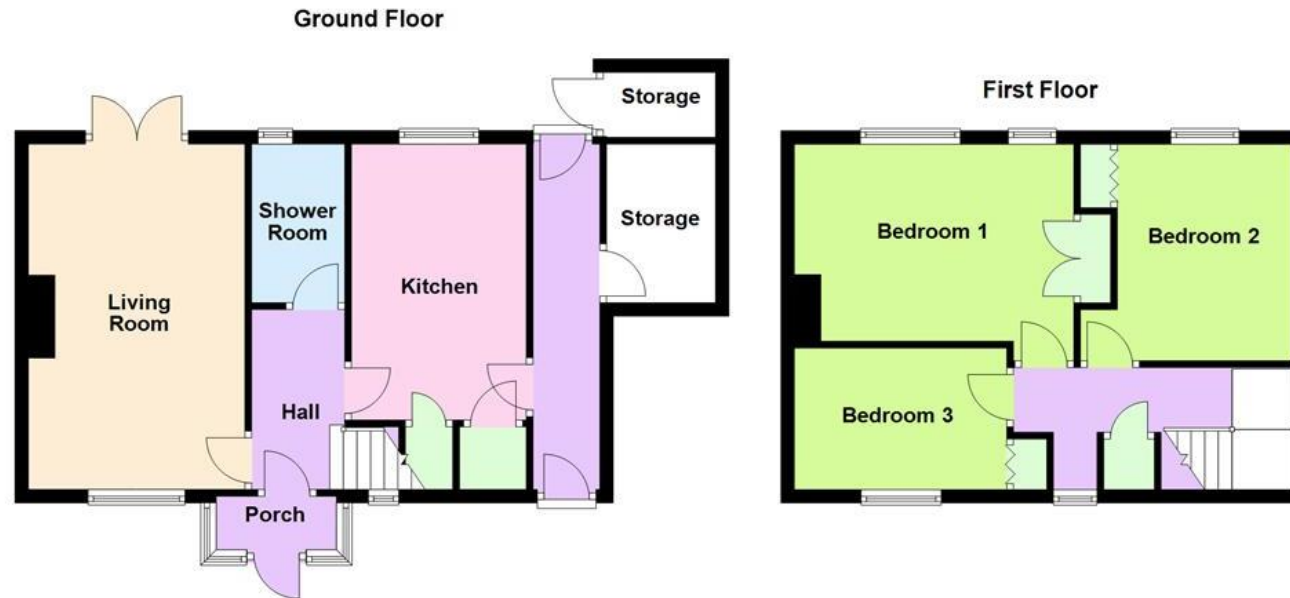
Services connected: All Services

Council tax band: A

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		83
(69-80) C	69	
(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

