



Stoney Lane, Bloxwich  
Walsall, WS3 3RE

Offers in the Region Of £365,000



# Bloxwich

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Set in a popular residential location, this superb, detached family home is ideally situated for access to highly regarded infant, primary and secondary schools and excellent nearby amenities and an early viewing is highly recommended to fully appreciate all it has to offer.

Internal inspection reveals a welcoming entrance hallway with stairs to the first floor, light and airy living room with window to the front elevation, attractive feature fireplace with gas fire inset and double doors leading into the dining room which has patio doors leading into the conservatory which overlooks the rear garden.

Completing the ground floor there is the stunning breakfast kitchen which has a range of wall / base units, breakfast bar, integrated dishwasher, fridge, freezer, double oven, gas hob with extractor over and door leading into the rear lobby which gives access to the useful utility area, guest WC and garage and having door into the rear garden.

To the first floor there are three bedrooms - two generous doubles and a good sized single - and bathroom with white suite comprising WC, wash basin with fitted vanity unit and bath with mains shower over.

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







## Property Specification

WELL PRESENTED, DETACHED FAMILY HOME  
POPULAR RESIDENTIAL LOCATION  
EXCELLENT SCHOOLS AND AMENITIES NEARBY  
SPACIOUS LIVING ROOM  
SEPARATE DINING ROOM WITH CONSERVATORY OFF

### Porch

### Lounge

4.38m (14'4") x 3.88m (12'9")

### Dining Room

4.77m (15'8") x 2.90m (9'6") max

### Breakfast Kitchen

4.55m (14'11") x 2.92m (9'7") max

### Conservatory

2.82m (9'3") x 2.63m (8'8")

### Utility

1.21m (4') x 1.05m (3'5")

### Bedroom 1

3.67m (12') x 3.31m (10'10")

### Bedroom 2

3.31m (10'10") x 3.06m (10')

### Bedroom 3

2.71m (8'11") x 2.42m (7'11")

### Bathroom

2.39m (7'10") x 1.70m (5'7")

### Garage

### 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:

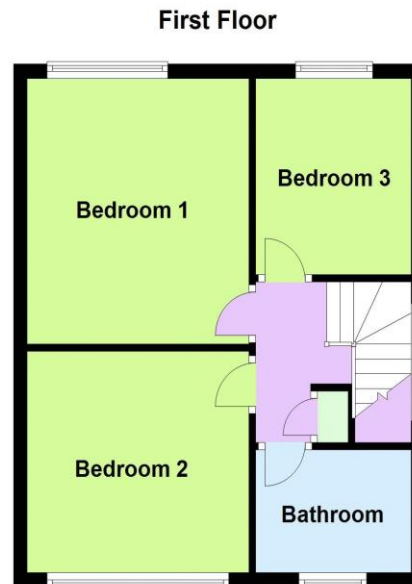
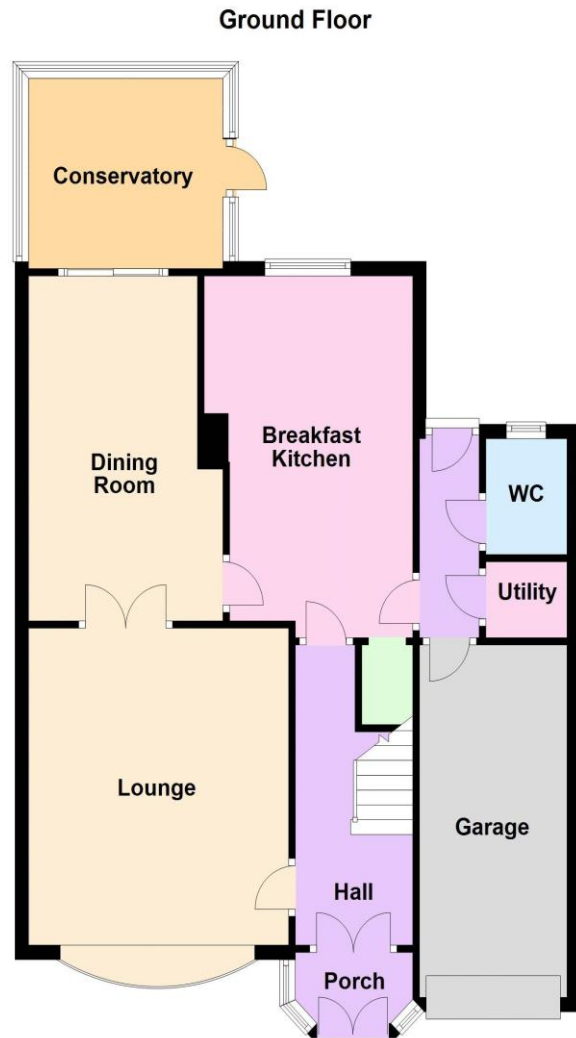
Services connected: Gas, Electricity, Water & Drainage

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			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

## Map Location

