

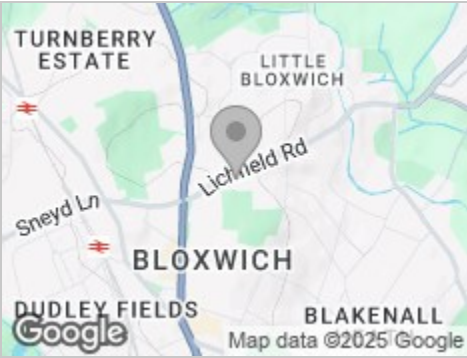
Road Map



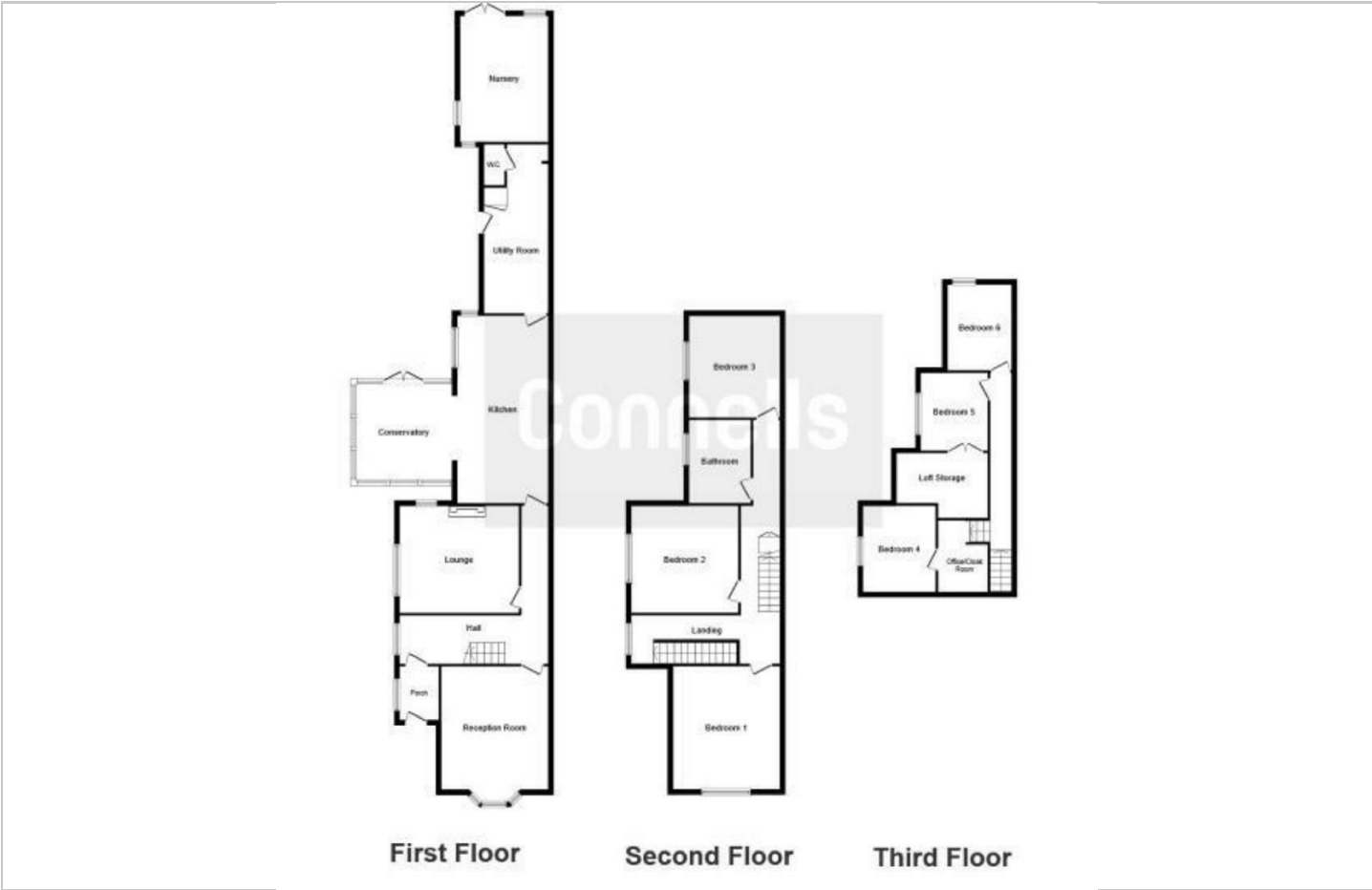
Hybrid Map



Terrain Map



Floor Plan



Viewing

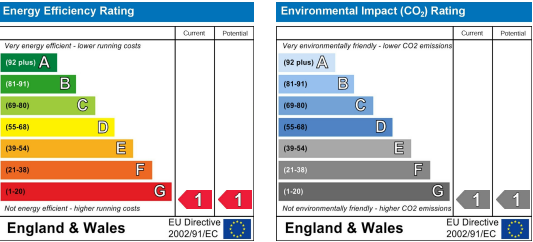
Please contact us on 01922 404446 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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'The Brades' 86 Lichfield Road

, Bloxwich WS3 3LY

Offers Over £525,000 Freehold



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DESCRIPTION

Located on Lichfield Road in Bloxwich, this semi-detached Edwardian family home presents a unique opportunity for those seeking a spacious and beautifully restored residence. With an impressive six bedrooms, this property is ideal for multi-generational living, offering ample space for family and guests alike.

As you approach the home, you are greeted by a charming canopy porch that leads into a welcoming vestibule and an inviting entrance hallway. The ground floor boasts two generous reception rooms, perfect for entertaining or relaxing with loved ones. The fabulous kitchen, complete with an island bar, is a chef's delight and flows seamlessly into a bright conservatory, providing a delightful space to enjoy the landscaped gardens.

The property features two well-appointed bathrooms, ensuring convenience for all occupants. Additionally, a utility room and a guest cloakroom/WC enhance the practicality of this family home. A study room, which could serve as a seventh bedroom, offers flexibility to suit your needs.

The first floor accommodates three spacious bedrooms, while the second floor features an additional three bedrooms, providing plenty of room for everyone. The beautifully landscaped gardens surround the property, offering a tranquil outdoor space for relaxation and play.

Parking is a breeze with space for up to seven vehicles, complemented by a garage located at the rear of the property. This home is gas centrally heated and benefits from PVCu double glazing, ensuring comfort and energy efficiency throughout the year.

In summary, this Edwardian gem on Lichfield Road is a rare find, combining period charm with modern conveniences, making it an ideal choice for families looking for a spacious and versatile home.

The internal accommodation may be more fully detailed as follows:- (all measurements approximate)

ON THE GROUND FLOOR

CANOPY PORCH

With replacement composite double glazed entrance door opens into the :-

ENCLOSED VESTIBULE

Having a PVCu double glazed window to the side aspect, tongue and groove wainscoting and ample space for cloaks, an original hardwood entrance door opens into the;-

WELCOMING RECEPTION HALLWAY

Having a double glazed window to the side aspect, original Minton quarry tiled flooring, cast iron Heritage radiator, telephone point, access to the cellar and doors radiating to the following;-

FRONT RECEPTION ROOM ONE measuring

17'5" into bay x 12'11" (5.31 into bay x 3.94)

Having a double glazed bay window to the front aspect, an original feature open fireplace, wall and ceiling lighting and Heritage style cast iron radiator.

REAR RECEPTION ROOM TWO measuring

17'0" x 12'11" (5.18 x 3.94)

Having a walk in double glazed window to the side aspect, and matching window to the rear, an original Sandstone open fireplace, Walnut wooden flooring and a television point.

FITTED KITCHEN measuring

23'6" x 10'10" (7.16 x 3.30)

A stunning family room, the focal point being provided by a central island bar with deep glazed Belfast kitchen sink and copper antique taps, a Mire stone work surface with draining grooves incorporating a Hotpoint full sized dishwasher and larder fridge together with matching Dove Grey coloured base and wall units being of a quality framed construction incorporating space for a Range style cooker inset into the original chimney breast, engineered Oak flooring, a full depth PVCu double glazed window to the side aspect and opening into the conservatory, space for an American style fridge/freezer, original cast iron Heritage radiator and telephone point.

CONSERVATORY measuring

12'0" x 11'9" (3.66 x 3.58)

Being of brick and PVCu construction having front, rear and side double glazed windows together with double glazed French doors leading to the rear garden, and matching engineered Oak flooring.

UTILITY ROOM measuring

20'10" into recess x 7'6" max (6.35 into recess x 2.29 max)

Having a double glazed window to the side aspect, wall and base units with contrasting work surfaces, stainless steel sink unit with drainer, gas central heating boiler, access to the loft void, integrated tumble dryer and washing machine, storage cupboard and a door leading to;-

GUESTS CLOAKS/WC

Having a double glazed window to the side aspect, vanity wash hand basin, low level WC and a panelled radiator.

GARDEN ROOM/STUDY measuring

15'10" x 10'10" (4.83 x 3.30)

Having three double glazed windows, two to the side, and one to the rear elevation, further double glazed French doors giving access to the rear garden, panelled radiator, television point and high apex ceiling.

ON THE FIRST FLOOR

WELL LIT SPACIOUS LANDING

Having a double glazed window to the side aspect, Heritage cast iron radiator, together with staircase leading to the upper floor and doors radiating to the following;-

FRONT BEDROOM ONE measuring

14'10" x 12'10" (4.52 x 3.91)

Having a double glazed window to the front aspect, panelled radiator and television point.

BEDROOM TWO measuring

14'11" into bay x 12'11" (4.55 into bay x 3.94)

Having a walk in PVCu double glazed bay window to the side aspect, with open fireplace, and panelled radiator.

BEDROOM THREE measuring

13'2" x 11'2" (4.01 x 3.40)

Having a double glazed window to the side elevation, and a panelled radiator.

FAMILY BATHROOM/WC

Having a double glazed window to the side aspect, a free standing copper roll topped bath, wash hand basin, low level close coupled WC, shower cubicle, glazed screen for shower cubicle with wet room flooring, thermostatic shower, heated towel rail, and extractor fan.

ON THE SECOND FLOOR

LANDING

Having stairs leading to the fourth bedroom, and doors radiating to;-

BEDROOM FOUR measuring

9'11" x 8'1" (3.02 x 2.46)

Accessed via staircase from the second floor landing, through an office/cloakroom. Having a double glazed dormer style window to the side aspect, panelled radiator and access to the loft storage.

BEDROOM FIVE measuring

11'1" x 9'11" (3.38 x 3.02)

Having a double glazed window to the side aspect and a panelled radiator.

REAR BEDROOM SIX measuring

13'2" into recess x 8'0" (4.01 into recess x 2.44)

Having a double glazed window to the rear aspect and a panelled radiator.

OUTSIDE

To the front of the property there is a good sized tarmacadam driveway, providing parking for several/turning for several vehicles leading to a large double opening vehicular gate and additional pedestrian gate leading to the rear.

There is a large paved area with outside kitchen and patio area, brick built shed, raised pond, summerhouse, mature borders and outbuilding of brick construction. There is a block paved pathway leading to the side of the level lawn leading to the;-



DOUBLE GARAGE/ANNEX BUILDING

Being of brick construction, having all mains services, plans for which have been drawn up to convert the building into a further Annex living accommodation. Finally, to the rear of the property there is a gated vehicular entrance leading to the unmade right of way to the rear. (Subject to Planning Permission).

SPECIAL NOTE

The property was re-wired in 2018 and the driveway was tarmacked. External works include new mains drainage, together with roof repairs and repairs to the bay window roofs.

GENERAL INFORMATION

TENURE: We are advised by the Vendor that the property is Freehold, however we have not inspected the Title Deeds and purchasers should confirm this with their solicitor prior to exchange of contracts.

COUNCIL TAX: We understand from www.voa.gov.uk that the property is listed under Council Tax Band D.

SERVICES: All mains services are assumed to be connected to the property.

FIXTURES AND FITTINGS: Items detailed in these particulars are included in the sale and will pass with the property.

VIEWINGS: Contact Marrion & Co Estate Agents on 01922 404446.