

Road Map



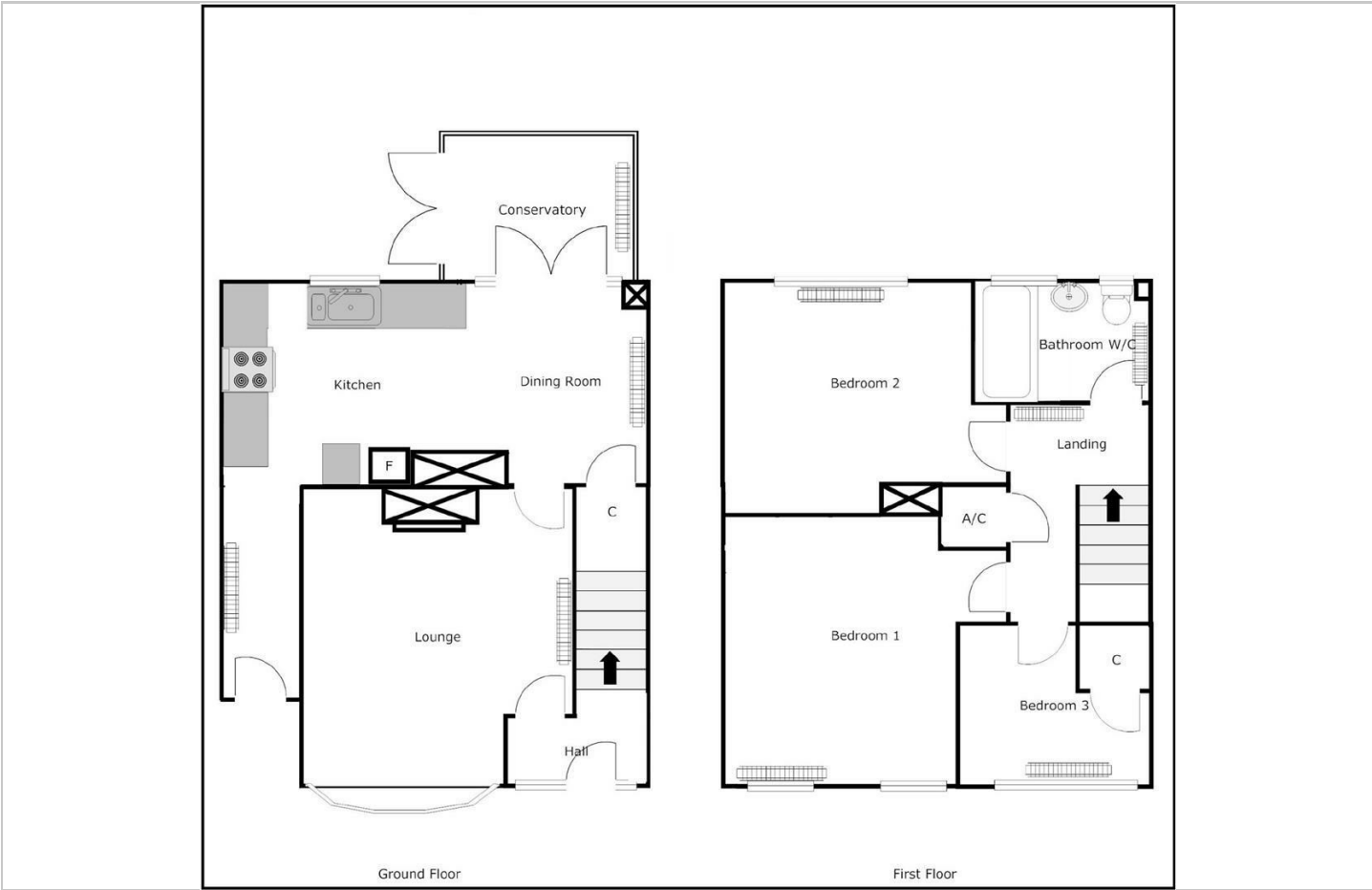
Hybrid Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.



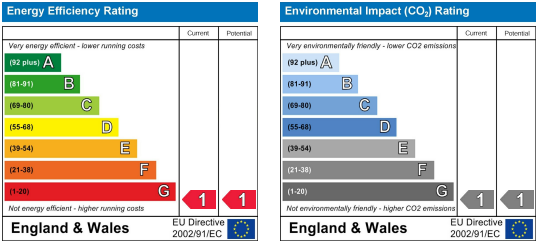
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Energy Performance Graphs



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16 Matlock Road

Lower Farm, Bloxwich WS3 3QD

£1,000 Per Calendar Month



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The property is located in an established and now maturing residential area conveniently placed with good access to all usual local amenities including shops at nearby Bloxwich High Street, frequent and regular public transport services, and schools catering for children of all age groups. Nearby junction 10 of the M6 Motorway also provides convenient commuting to Birmingham City Centre and the wider West Midland conurbation.

Being most deserving of an early internal inspection, in order to fully appreciate the internal improvements within, the accommodation briefly comprises;- (all measurements approximate)

ON THE GROUND FLOOR

PVCu DOUBLE GLAZED ENTRANCE DOOR

And side panels opening into the;-

WELCOMING RECEPTION HALL

Having an easy rise staircase to first floor, laminate flooring and door leading into the;

FRONT LOUNGE measuring

14'1" x 12'7" (4.29 x 3.83)

The focal point of which is provided by a feature chimney breast wall incorporating an Adam style fire surround with inset real flame effect gas fire. A uPVC double glazed bow window overlooks the fore garden, there is a single panel radiator with thermostatic valve, laminate flooring, coved ceiling and dado rail.

REAR KITCHEN/DINING ROOM measuring

19'7" x 9'3" (5.98 x 2.82)

The kitchen area being comprehensively equipped in a range of light beech effect base and wall units having roll topped work surfaces incorporating a single drainer stainless steel sink unit with mixer tap, Belling cooker extractor hood, space for a free standing cooker, plumbing for automatic washing machine, ceramic slate effect tiling and splash back tiling to walls, space for a fridge/freezer, the dining area having ample space for a table and chairs including a single panel radiator with thermostatic valve and useful understairs storage housing both gas and electric meters. Wall mounted Baxi Bermuda gas fire and back boiler and, PVCu double opening French doors provide access into the;-

REAR CONSERVATORY measuring

9'1" x 6'10" (2.76 x 2.09)

Having double opening French doors to the rear garden, laminate flooring and a single panel radiator.

UTILITY AREA

Leading off with double panel radiator and uPVC double glazed entrance door to the front open porch.

ON THE FIRST FLOOR

LANDING AREA

With access panel to the insulated loft void, single panel radiator, airing cupboard housing the lagged hot water cylinder with immersion heater and slatted linen shelving space. Doors radiate to the following;-

FRONT BEDROOM ONE measuring

13'1" x 10'6" min (3.98 x 3.19 min)

Having two uPVC double glazed windows to the front aspect, double panel radiator and laminate flooring.

REAR BEDROOM TWO measuring

11'3" x 10'7" (3.42 x 3.22)

With uPVC double glazed window to the rear aspect and double panel radiator.

FRONT BEDROOM THREE measuring

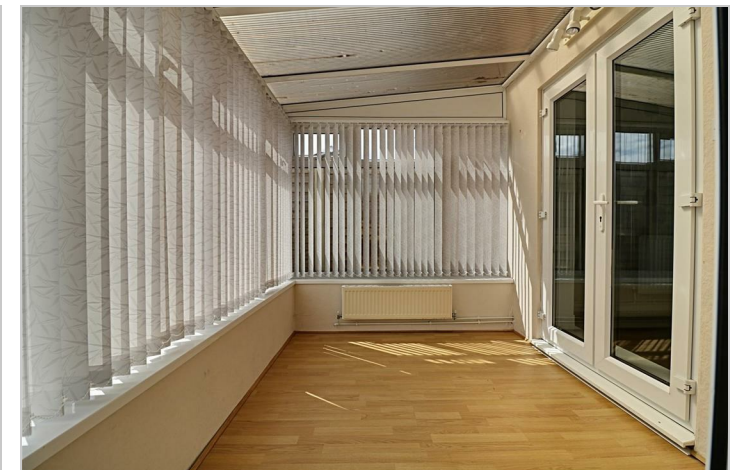
8'11" x 7'11" (2.71 x 2.42)

With uPVC double glazed window to the front aspect, laminate flooring and single panel radiator together with useful wardrobe storage over the stairwell.

RE-FITTED FAMILY BATHROOM/WC

Having a white suite comprised of panelled bath, pedestal wash hand basin and low level close coupled WC. There is a Triton T80 instant electric shower with glazed screen, ceramic tiling to half wall height, single panel radiator and two uPVC double glazed windows to the rear aspect.

OUTSIDE



Ample off road tarmacadam vehicular parking for four vehicles. To the rear there is an enclosed paved and lawned rear garden with space for garden shed, providing easy maintenance gardening.