

Road Map



Hybrid Map



Terrain Map



Floor Plan



18 Muirfield Close

Bloxwich, Walsall WS3 3XF
Offers In The Region Of
£339,950 Freehold

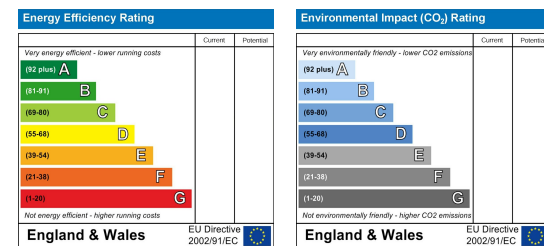


Viewing

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.

Energy Performance Graphs



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18 Muirfield Close

Bloxwich, Walsall WS3 3XF

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FULL DESCRIPTION

This attractively presented and spaciouly proportioned Barratt Built detached bungalow occupies a secluded near head of cul-de-sac location on the periphery of this maturing and evergreen residential development known as Turnberry.

Thought to date from the late 1980's, the property was completed to good quality specifications of its day by National House builders Barratt Homes, to their 'Howard' design. Having only had two occupiers thus far, the property is offered with the benefit of immediate vacant possession and may only be fully appreciated upon a much advised early internal viewing.

The location is approximately a mile North of Bloxwich Town Centre and falls within the catchment area for several sought after schools. The area is well served by public transport services, including the X51 bus to Birmingham City Centre and North Bloxwich Railway, which offers access to London Euston.

Properties of this calibre do not come onto the open market very often. The bungalow is also not overlooked to either the front or rear, and the internal accommodation may be more fully detailed as follows;- (all measurements approximate)

A PVCu DOUBLE GLAZED ENTRANCE DOOR

Opens into a;-

COMPACT RECEPTION HALLWAY

Having coved ceiling, single panel radiator, ceramic floor tiling and doors to the following;-

GUESTS CLOAKS/WC

Having an Ivory coloured suite comprised of low level close coupled WC and corner wash hand basin, ceramic tiling to the floor and walls, single panel radiator with thermostatic valve and PVCu double glazed window.

FITTED KITCHEN measuring

9'10" x 8'2" (3m x 2.5m)

Comprehensively equipped in a range of medium Oak effect base and wall units having contrasting roll topped work surfaces, incorporating a black one and a half bowl single drainer sink unit with mixer tap, a Hotpoint four ring gas hob with matching fan assisted electric oven beneath and extractor hood over. There are plumbing connections for a washing machine, together with space for a fridge/freezer, ceramic tiling to the floor and splash back areas, PVCu double glazed window and wall mounted Worcester condensing boiler (installed 2020).

SPACIOUS THROUGH LOUNGE measuring

19'8" x 12'5" with further 6'6" x 3'1" into walk i (6m x 3.8m with further 2m x 0.95m into walk in bay)

The focal point is provided by an Adam style feature timber fire surround with raised marble hearth and inset flame effect gas fire. There are two double panel radiators, each with thermostatic valves, coved ceiling, dado rail and plaster panelling, three wall lights and PVCu double glazed bay window to the front aspect.

FRONT BEDROOM THREE OR ALTERNATIVE DINING ROOM

measuring 11'3" min x 8'2" (measuring 3.45m min x 2.5m)

Having a PVCu double glazed window to the front aspect, double panel radiator with thermostatic valve, coved ceiling and dado rail.

INNER LOBBY

Having an access panel to the loft space, built in airing cupboard housing the copper hot water cylinder and slatted linen shelving, doors radiating to the following;-

REAR BEDROOM ONE measuring

11'5" x 9'2" min (3.5m x 2.8m min)

Comprehensively equipped in a range of built in bedroom furniture which incorporates two double wardrobes, one single wardrobe, bedside cabinets with cupboards over the bed space and dressing

table fitment, single panel radiator with thermostatic valve, wall and ceiling lighting and PVCu double glazed window to the rear aspect.

REAR BEDROOM TWO measuring

7'6" x 9'4" (2.3m x 2.85m)

Having wall and ceiling lighting, double panel radiator with thermostatic valve, built in double and one single wardrobe with drawers unit and PVCu window and personal door opening into the rear garden.

RECENTLY RE-FITTED FULLY TILED SHOWER ROOM/WC

Having a white contemporary suite comprised of low level WC, vanity wash hand basin, corner shower cubicle with Triton instant electric shower, single panel radiator with thermostatic valve, PVCu double glazed window to the side aspect and ceramic tiling to both walls and floor.

OUTSIDE

SINGLE CAR DETACHED GARAGE measuring

16'4" x 8'6" (5m x 2.6m)

Having a remote control roller shutter garage door and timber personal door leading to the rear garden, power and lighting.

GARDENS

There is a tarmacadam driveway with ample parking for

approximately 3 vehicles. Open plan lawned fore garden and fully enclosed mainly lawned rear garden having paved patio areas, well stocked herbaceous borders, timber garden shed, and gateway leading to the rear public open space. The whole enjoys an attractive South Westerly rear aspect.

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. A BT Telephone point together with a burglar alarm have been fitted in this property.

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

VIEWING : By prior telephone appointment with Marrion & Co on 01922 404446.

DECLARATION: Managed conflict of interests Marrion & Company are selling this property on behalf of a family member.

