

Road Map



Hybrid Map



Terrain Map



Floor Plan



## 7 Burslem Close

Bloxwich, Walsall WS3 3YD  
Offers In The Region Of  
£450,000 Freehold

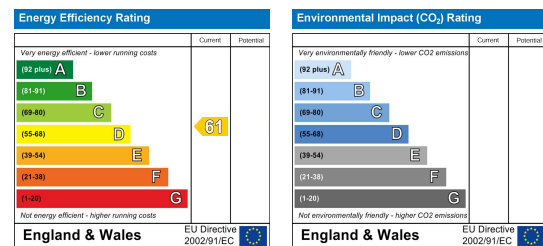


Viewing

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



639 Bloxwich Road, Leamore, Walsall, West Midlands, WS3 2BQ  
t. 01922 404446  
e. sales@marrion.co.uk  
[www.marrion.co.uk](http://www.marrion.co.uk)



# 7 Burslem Close

Bloxwich, Walsall WS3 3YD

Offers In The Region Of £450,000 Freehold



## BRIEF DESCRIPTION

This deceptively spacious and conveniently situated modern detached house is believed to date from 1997, and was constructed to good quality specifications by National House Builders Westbury Homes.

Conveniently placed at the entrance of Burslem Close, the property fronts onto the main Turnberry Road, and is set well back behind a mature Laurel hedge and spacious grass verge. Being approximately 1 mile North of Bloxwich Town Centre, with its many shops and services, the property also falls within the catchment area for several well established schools, catering for children of all age groups. Bloxwich North Railway Station is within easy walking distance and provides direct access to Birmingham and London Euston. The X51 Birmingham service also runs through the estate, making this an ideal location for both families and mature couples alike.

Being most worthy of early internal viewing, the property has been tastefully refurbished throughout, to include full gas fired central heating and PVCu double glazing. The internal accommodation may be more fully detailed as follows: (all measurements approximate)

## ON THE GROIND FLOOR

### A BLOCK PAVED PEDESTRIAN APPROACH

Leads to the;-

### CANOPY PORCH

With PVCu double glazed entrance door and side panel opening into a;-

### WELCOMING AND SPACIOUS RECEPTION HALLWAY

Having an easy rise staircase leading to the first floor with spindled balustrade, laminate flooring, single panel radiator, coved ceiling and part glazed doors leading to the following;-

### FRONT LOUNGE measuring

16'6" x 10'6" (5.03m x 3.21m)

Having a PVCu double glazed picture window overlooking the fore garden, with double panel radiator and thermostatic valve, laminate flooring, coved ceiling and double opening interconnection doors leading to the;-

### REAR DINING ROOM measuring

9'11" x 8'11" (3.04m x 2.73m)

Having a single panel radiator with thermostatic valve, coved ceiling, laminate flooring and sliding patio doors opening into the ;-

### REAR CONSERVATORY measuring

12'5" x 10'8" (3.79m x 3.26m)

Having a matching tiled floor and pedestrian door opening onto the rear patio and garden beyond.

### GROUND FLOOR STUDY ROOM measuring

16'5" x 7'9" (5.02m x 2.37m)

Also having a PVCu double glazed picture window overlooking the fore garden with single panel radiator with thermostatic valve and laminate flooring.

### RE-FITTED KITCHEN measuring

12'4" x 9'11" (3.76m x 3.02m)

Comprehensively equipped in a range of gloss white base and wall units, having contrasting roll topped butchers block effect work surfaces incorporating a one and a half bowl single drainer stainless steel sink unit with mixer tap, brick bond ceramic tiling to splash back areas, a Bosch ceramic electric hob with matching oven beneath and fan extractor hood over, single panel radiator with thermostatic valve, PVCu double glazed window overlooking the rear garden, space for a kitchen table and chairs and door leading into the;-

### UTILITY ROOM measuring

6'0" x 4'11" (1.83m x 1.52m)

Having a matching range of gloss white base units with butchers block effect work surface, plumbing connections for washing machine and tumble dryer, brick bond ceramic tiling to splash back areas, wall mounted Baxi 800 central heating boiler and PVCu personal door leading to the rear garden.

### FITTED GUESTS CLOAKS/WC

Having tiling to half wall height and a white suite comprised of low level WC and wash hand basin, single panel radiator with thermostatic valve and PVCu double glazed window.

## ON THE FIRST FLOOR

### LANDING

With built in airing cupboard, with slatted linen shelves, access panel to the loft space and doors radiating to the following;-

### FRONT BEDROOM ONE measuring

16'3" x 11'4" (4.97m x 3.47m)

Having a PVCu double glazed picture window to the fore, built in double

and single wardrobe, single panel radiator with thermostatic valve and door leading to the;-

### PART TILED EN-SUITE SHOWER ROOM/WC

Having a contemporary white suite comprised of pedestal wash hand basin, low level WC, corner shower cubicle with gravity fed shower, glazed screen, ceramic tiling to splash back areas, PVCu double glazed window and chromium heated towel rail.

### FRONT BEDROOM TWO measuring

14'2" x 8'2" (4.34m x 2.49m)

Having a built in double wardrobe, PVCu double glazed window to the front aspect and single panel radiator with thermostatic valve.

### REAR BEDROOM THREE measuring

11'2" x 8'1" (3.41m x 2.47m)

Having a double wardrobe, PVCu double glazed window to the rear aspect and single panel radiator with thermostatic valve.

### REAR BEDROOM FOUR measuring

11'4" x 7'8" (3.46m x 2.34m)

Having a single panel radiator with thermostatic valve and PVCu double glazed window to the rear aspect.

### FAMILY BATHROOM/WC

Having a contemporary white suite comprised of low level close coupled WC, pedestal wash hand basin, panelled bath with shower attachment, single panel radiator with thermostatic valve, ceramic tiling to floor and splash back areas and PVCu double glazed window to the rear aspect.

## OUTSIDE



### DETACHED TWO CAR SIDE BY SIDE GARAGE measuring

16'7" x 16'11" (5.08m x 5.18m)

Having two metal up and over garage doors with additional security locking, personal door to the rear garden, tiled flooring and power and lighting.

## GARDENS

A tarmacadam driveway with ample parking for two vehicles and low maintenance gravelled fore court, additional lawned gardens together with pedestrian side gated entrance leading to the fully enclosed and largely unoverlooked rear garden being comprised of a paved patio and lawn with low maintenance borders.

## 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 E.

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.

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