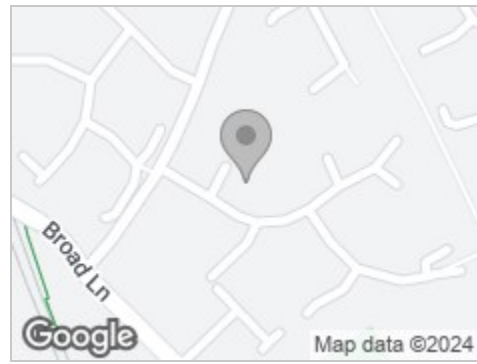


## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



## 5 Woodbridge Close

, Bloxwich WS3 3UG

Offers Over £340,000 Freehold

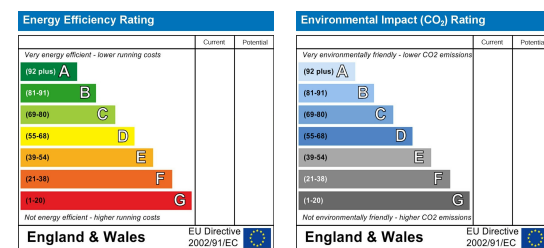


## Viewing

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



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# 5 Woodbridge Close

, Bloxwich WS3 3UG

Offers Over £340,000 Freehold



## FULL DESCRIPTION

Welcome to this charming detached house located in the sought-after Woodbridge Close, Bloxwich. This extended property boasts a spacious layout perfect for comfortable living.

As you step inside, you are greeted by a front lounge, ideal for relaxing and entertaining guests. The separate dining room offers a wonderful space for family meals or dinner parties. The conservatory is a delightful addition, providing a bright and airy spot to enjoy the garden views all year round.

The comprehensively equipped kitchen is a chef's dream, offering ample space for meal preparation. With four bedrooms, there is plenty of room for a growing family or for guests to stay over.

This property is not only aesthetically pleasing but also practical, being gas centrally heated and PVCu double glazed throughout, ensuring warmth and energy efficiency. The integral garage, driveway parking, and gardens add convenience and outdoor space for both relaxation and recreation.

Don't miss the opportunity to make this house your home. Book a viewing today and envision the endless possibilities this property has to offer. The property may be more detailed as follows;- (all measurements approximate)

## ON THE GROUND FLOOR

### PVCu DOUBLE GLAZED ENTRANCE DOOR

Opens into a;-

### BRIGHTLY LIT ENCLOSED STORM PORCH

From where a further PVCu double glazed entrance door and side panel lead you into a;-

### WELCOMING RECEPTION HALLWAY

Having an easy rise staircase to first floor, single panel radiator and door opening into the;-

### FRONT LOUNGE measuring

14'0" x 12'1" (4.27m x 3.69m)

The focal point of which is provided by an Adam style fire surround with inset real flame effect gas fire, single panel radiator and PVCu double glazed bow window overlooking the fore garden. A matching internal door opens into the;-

### REAR DINING ROOM measuring

9'11" x 8'11" (3.03m x 2.72m)

Having a single panel radiator, coved ceiling and aluminium double glazed sliding patio door leading into the;-

### REAR CONSERVATORY measuring

9'3" x 8'4" (2.83m x 2.56m)

Having a laminate floor and double opening personal doors leading onto the rear terrace.

### COMPREHENSIVELY FITTED KITCHEN measuring

9'11" max x 8'3" (3.03m max x 2.54m)

Having an extensive range of base and wall units, with shaker style light timber coloured doors, with contrasting roll topped work surfaces, incorporating a four ring gas hob with extractor hood over, eye level built in electric double oven, stainless steel single drainer sink unit with mixer tap, integrated dishwasher and larder style fridge, PVCu double glazed window to the rear elevation, useful understairs storage cupboard, ceramic tiling to half wall height and door into the;-

### UTILITY ROOM measuring

5'10" x 5'8" (1.78m x 1.75m)

Having matching base units with work surface, single bowl sink with mixer tap, space for washing machine and tumble dryer, wall mounted Worcester central heating boiler, ceramic tiling to half wall height, single panel radiator, PVCu double glazed personal door and side window leading to the rear terrace and door into the;-

### RECENTLY RE-FITTED GUEST CLOAKS/WC measuring

5'10" x 3'0" (1.78m x 0.92m)

Having a contemporary white suite comprised of low level WC and vanity wash hand basin, single panel radiator and PVCu double glazed window to the side aspect.

## ON THE FIRST FLOOR

### A SPACIOUS AND WELL LIT LANDING AREA

Having a built in airing cupboard and doors radiating to the following;-

### FRONT BEDROOM ONE measuring

17'1" max x 7'8" (5.22m max x 2.35m)

Having built in double wardrobe with sliding mirrored doors, single panel radiator and PVCu double glazed window to the front aspect and Jack and Jill door leading to the;-

### HALF TILED BATHROOM/WC measuring

7'8" max x 7'0" max (2.36m max x 2.15m max)

Having a contemporary white suite comprised of panelled bath with instant electric shower, glazed shower screen, low level WC, vanity wash hand basin, chromium heated towel rail, tiled floor and PVCu double glazed window to the rear aspect.

### FRONT BEDROOM TWO measuring

14'0" max into wardrobes x 8'11" (4.27m max into wardrobes x 2.72m)

Comprehensively equipped in a range of built in bedroom furniture incorporating wardrobes, bedside drawer units, cupboards over the bed head and additional drawer units, laminate flooring, single panel radiator and PVCu double glazed window to the front aspect.

### REAR BEDROOM THREE measuring

9'11" x 8'11" max (3.03m x 2.72m max)

Having a PVCu double glazed window to the rear aspect, single panel radiator and laminate flooring.

### FRONT BEDROOM FOUR measuring

8'11" x 5'11" (2.72m x 1.82m)

Having a PVCu double glazed window to the front aspect, single panel radiator and built in wardrobe over the stairwell.

### TILED SHOWER ROOM/WC measuring

6'5" x 5'6" (1.97m x 1.70m)

Having a corner shower cubicle with electric shower over, glazed sliding doors, low level WC, vanity wash hand basin, chromium heated towel rail, PVCu double glazed window to the rear aspect and tiled floor.

## OUTSIDE



### SINGLE CAR INTEGRAL GARAGE measuring

16'10" x 7'8" (5.15m x 2.36m)

With metal up and over garage door, personal door to the side, power and lighting.

## GARDENS

A Crete print driveway approach with parking for approximately three vehicles, low maintenance fore garden and gated side pedestrian access leading to the fully enclosed and well laid out mature rear garden, having paved patio, shaped lawn and well stocked herbaceous 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](http://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.

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