

Road Map



Hybrid Map



Terrain Map



Floor Plan



15 Carnoustie Close

, Bloxwich WS3 3UH

Offers Over £350,000 Freehold

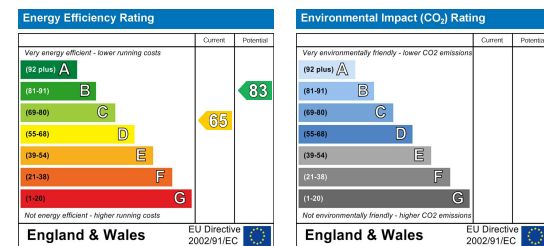


Viewing

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

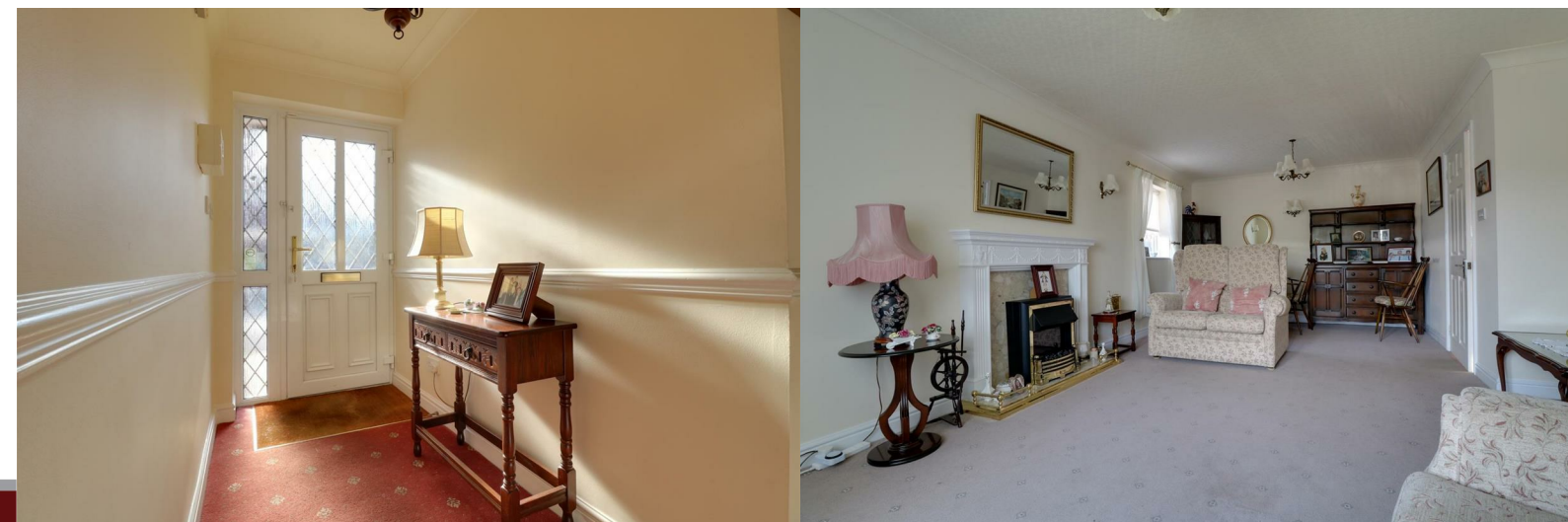


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, Bloxwich WS3 3UH

Offers Over £350,000 Freehold



FULL DESCRIPTION

Nestled in the charming Carnoustie Close in Bloxwich, this delightful detached bungalow is a true gem waiting to be discovered. Boasting three bedrooms and two bathrooms, this property offers the perfect blend of comfort and style.

As you step into the property, you are greeted by a welcoming entrance hall that leads to a spacious lounge/dining room, ideal for relaxing or entertaining guests. The breakfast kitchen is a chef's dream, providing a lovely space to whip up delicious meals.

The master bedroom comes complete with built-in furniture and a fully tiled en-suite shower room/WC, adding a touch of luxury to everyday living. Additionally, there is a family bathroom/WC for added convenience.

This modern bungalow, crafted by the esteemed DJ Hill builders, exudes quality and attention to detail. With gas central heating and PVCu double glazed windows throughout, comfort is guaranteed all year round.

Situated at the head of a small cul-de-sac, surrounded by exclusively detached homes, this property offers a sense of privacy and tranquillity. The single car garage, block paved driveway, and mature gardens with an attractive open rear aspect further enhance the appeal of this home.

Don't miss the opportunity to make this bungalow your own - a viewing is a must to truly appreciate all that this property has to offer.

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

A REPLACEMENT PVCu DOUBLE GLAZED ENTRANCE DOOR

And side panel open into a;-

WELL LIT AND SPACIOUS RECEPTION HALLWAY

Having a single panel radiator, coved ceiling, dado rail, access panel to the insulated loft space (including a pull down loft ladder and loft light), and doors radiating to the following;-

FRONT LOUNGE/DINING ROOM measuring

20'4" x 12'7" max (6.2m x 3.85m max)

The focal point of which is provided by an Adam style fire surround with raised hearth and inset electric fire, PVCu double glazed bow window overlooks the fore garden, together with a timber double glazed window to the side aspect, coved ceiling, two double panel radiators and wall and ceiling lighting.

REAR BREAKFAST KITCHEN measuring

12'7" x 10'2" max (3.85m x 3.1m max)

Comprehensively equipped in a range of light oak effect base and wall units having contrasting roll topped work surfaces incorporating a brown single drainer sink unit with mixer tap, a white Westinghouse four ring gas hob with extractor hood over and matching eye level electric double oven, plumbing connections for a washing machine and three quarter sized dishwasher, double panel radiator with thermostatic valve, additional circular sink with mixer tap, ceramic tiling to the splash back areas, built in pantry cupboard housing the Worcester combination/condensing boiler, PVCu double glazed window and personal door leading to the rear garden.

REAR BEDROOM ONE measuring

11'1" x 9'8" (3.4m x 2.95m)

Having a range of built in bedroom furniture incorporating two double wardrobes, storage cupboards over the bedhead area and dressing table with built in drawers, single panel radiator with thermostatic valve, coved ceiling and PVCu double glazed window to the rear aspect. A door opens into the;-

FULLY TILED AND RE-FITTED EN-SUITE SHOWER ROOM/WC

Having a contemporary white suite comprised of corner shower cubicle, vanity wash hand basin, low level WC, heated towel rail and coved ceiling.

FRONT BEDROOM TWO measuring

9'7" x 9'2" min (2.94m x 2.8m min)

Having a single panel radiator, coved ceiling and PVCu double glazed window to the front aspect.

BEDROOM THREE measuring

6'3" x 6'6" (1.92m x 2m)

Having a coved ceiling, single panel radiator and PVCu double glazed window to the side aspect.

PART TILED FAMILY BATHROOM/WC

Having a whisper pink coloured suite comprised of low level WC, pedestal wash hand basin, panelled bath, coved ceiling, single panel radiator and double glazed window to the side aspect.

OUTSIDE

A SINGLE CAR SIDE ATTACHED GARAGE measuring

16'4" x 8'2" (5m x 2.5m)

Having a remote control garage door with timber and glazed personal door to the rear leading into the garden.



GARDENS

The property benefits from an open plan lawned fore garden with block paved driveway approach and gated pedestrian access to both sides. The rear garden is fully enclosed having a paved patio with level lawn and well stocked herbaceous borders, timber garden shed with additional paved area to the rear. The whole enjoying an open unobstructed aspect to the rear with mature trees beyond.

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.