



Matlock Road
Lower Farm, Bloxwich

Matlock Road Bloxwich



Lovett&Co. Estate Agents are pleased to offer TO LET this well presented three bedroom property situated on the popular Lower Farm Estate in Bloxwich.

The property briefly comprises: entrance hallway, spacious front lounge, modern kitchen and separate dining room, as well as further side entrance hallway. Upstairs the landing lead to three well proportioned bedrooms, a family bathroom and separate WC.

There is ample parking to the front on the block paved driveway and the private rear garden features patio and lawn areas as well as a garden shed.

Other benefits include: UPVC double glazing and gas central heating throughout.

The kitchen has a fitted cooker. Any other white goods will be gifted to the new tenant.

The property is situated in Bloxwich on the outskirts of Walsall which provides a wide range of amenities including restaurants, sports centre, shopping outlets and an impressive arboretum. Commuter benefits include A461, A34, M6 and M5 linking the Midlands motorway network with bus & train routes also available from Walsall town centre.

Hallway -

Lounge - 4.31 x 3.80 (14'1" x 12'5") -

Kitchen - 3.27 x 2.82 (10'8" x 9'3") -

Dining Room - 2.58 x 2.83 (8'5" x 9'3") -

Side Entrance Lobby - 1 x 2.81 (3'3" x 9'2") -

First Floor Landing -

Bedroom One - 3.98 x 3.96 (13'0" x 12'11") -

Bedroom Two - 3.97 x 3.27 (13'0" x 10'8") -

Bedroom Three - 2.76 x 2.39 (9'0" x 7'10") -

Bathroom - 1.71 x 1.52 (5'7" x 4'11") -

Separate Wc - 0.89 x 1.87 (2'11" x 6'1") -

VIEWING:

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

DISCLAIMER:

These particulars are set up as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. The sellers has given permission for all descriptions, dimensions, references to conditions, tenure, service charges and necessary permissions for use, occupation and other details to be used and we have taken them in good faith whether included or not & whilst we believe them to be correct, any intending purchasers or tenants should not rely on them as representations or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and have this certified during the conveyancing by their solicitor. No person in the employment of Lovett&Co has any authority to make or give any representation or warranty whatsoever in relation to this property.

