



Beech Wood Close, Bloxwich
Walsall, WS3 3PL

£450,000

Bloxwich

£450,000



Set in a sought after Cul-de-Sac location on the outskirts of Bloxwich, within easy reach of amenities, schools and transport links, this fabulous, detached property boasts beautifully presented and well-proportioned accommodation with an internal viewing essential to fully appreciate all it has to offer. Internal inspection reveals a welcoming entrance hallway with stairs to first floor and guest WC off, spacious L-shaped lounge / family room having bay window with window seat to the front elevation, attractive fireplace with marble hearth / surround and electric fire inset and double doors and bi-fold doors leading into the generously proportioned conservatory which overlooks the rear garden. Completing the ground floor there is the well-appointed breakfast kitchen which has a range of wall / base units, marble worktops including a breakfast bar, up-stands and hob splash-back, integrated microwave oven, two ovens, 5-ring induction hob, boiling water tap and French windows to the rear garden. To the first floor, bedroom one is a generous double bedroom with fitted wardrobes, ensuite shower room and access to a generous balcony area and there are two further double bedrooms (both of which have built in wardrobe space) and the bathroom with suite comprising WC, wash basin and jacuzzi bath with spa shower area. Externally, the beautifully maintained rear garden features a selection of trees, shrubs and bushes with lawn and paved patio areas and there is driveway parking to the front of the property with access to the double garage via an electric sectional garage door. There is also a secure, covered side access leading to the rear garden and featuring a useful sink.





Property Specification

IMPRESSIVE, DETACHED FAMILY HOME
SOUGHT AFTER RESIDENTIAL LOCATION
SPACIOUS L-SHAPED LIVING ROOM
GENEROUS CONSERVATORY OVERLOOKING GARDEN
WELL-APPOINTED BREAKFAST KITCHEN

Hall

L-Shaped Lounge / Family Room
7.14m (23'5") max x 6.86m (22'6") max

Conservatory
6.74m (22'1") max x 4.16m (13'8") max

Breakfast Kitchen
4.03m (13'3") x 3.32m (10'11")

Bedroom 1
4.12m (13'6") x 3.69m (12'1")

En-suite

Bedroom 2
4.63m (15'2") to wardrobe front x 3.10m (10'2")

Bedroom 3
4.02m (13'2") x 3.27m (10'9") max into wardrobes

Bathroom
3.10m (10'2") x 2.13m (7')

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market:

Viewer's Note:

Services connected: All Services

Council tax band: F

Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Map Location

