



Simmonds Road, Bloxwich  
Walsall, WS3 3PU

£260,000



# Bloxwich

£260,000

3  1  2 

## Ground Floor:

The property is entered via a hallway featuring a radiator, ceiling light point, cupboard housing meters and stairs rising to the first floor, with doors leading to the principal ground floor rooms. The lounge benefits from a double glazed bay window to the front, ceiling light point and gas fireplace, and opens through to the dining room which has a ceiling light point, radiator and double glazed sliding doors opening onto the rear garden. The kitchen is fitted with a range of wall and base units, an integrated four ring gas hob and oven, stainless steel sink with drainer and mixer tap, downlighters and a double glazed window to the rear. Leading from the kitchen is a utility room with plumbing for a washing machine, window and door to the rear garden, and access to a downstairs WC and the garage. The downstairs WC comprises a low flush WC, wash hand basin, electric heater and side window. The garage has a ceiling light point and an up and over door to the front.

## First Floor:

The first floor landing has a ceiling light point, double glazed window to the side elevation, loft hatch and doors to all rooms. Bedroom one features a ceiling light point, fitted wardrobes, radiator and a double glazed bay window to the front. Bedroom two has a double glazed window to the rear, ceiling light point, radiator and fitted wardrobes. Bedroom three offers a ceiling light point, over stairs storage, radiator and a double glazed window to the front. The bathroom is fitted with a bath with shower over, WC, wash hand basin, radiator, downlighters and an obscure double glazed window to the rear.

## Exterior:

To the front of the property is a tarmac driveway with side entrance gate and boundary fencing. To the rear is a paved patio area leading to a well maintained garden with established shrubbery, boundary fencing and attractive canal side views.







## Property Specification

SEMI DETACHED PROPERTY  
IDEAL FAMILY HOME WITH NO UPWARDS CHAIN  
SPACIOUS LOUNGE  
SEPARATE DINING ROOM  
CONTEMPORARY KITCHEN

### Entrance Hallway

Lounge 14' 9" x 11' 7" (4.49m x 3.53m)

Dining Room 9' 9" x 9' 8" (2.97m x 2.94m)

Kitchen 7' 6" x 9' 8" (2.28m x 2.94m)

Utility room 8' 0" x 8' 6" (2.44m x 2.59m)

Guest WC 5' 4" x 3' 0" (1.62m x 0.91m)

### First Floor Landing

Bedroom One 14' 9" x 10' 3" (4.49m x 3.12m)

Bedroom Two 10' 1" x 9' 9" (3.07m x 2.97m)

Bedroom Three 9' 4" x 7' 2" (2.84m x 2.18m)

Family Bathroom 7' 4" x 5' 5" (2.23m x 1.65m)

Garage 16' 1" x 8' 1" (4.90m x 2.46m)

### 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:

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### Viewer's Note:

Services connected: All Services

Council tax band: C

Tenure: Freehold

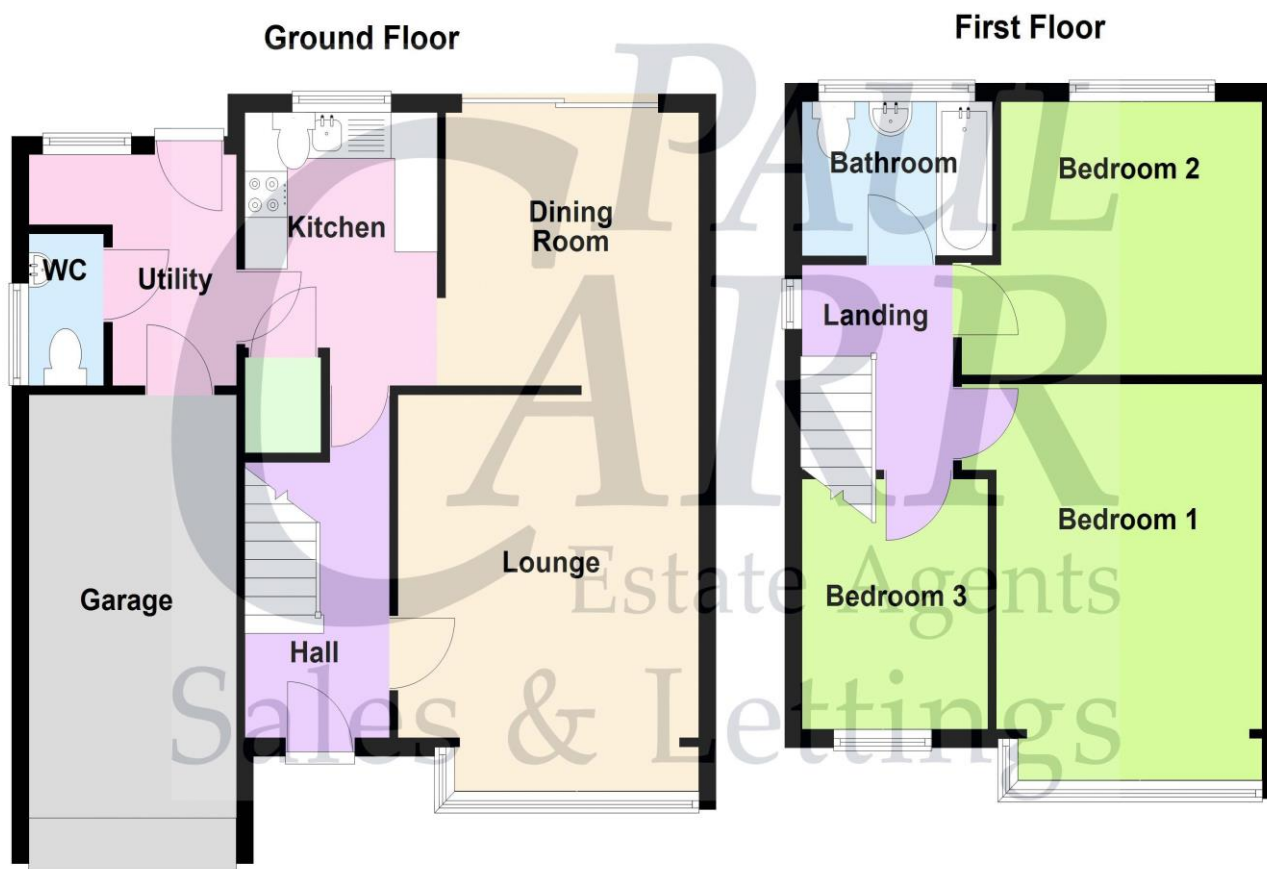
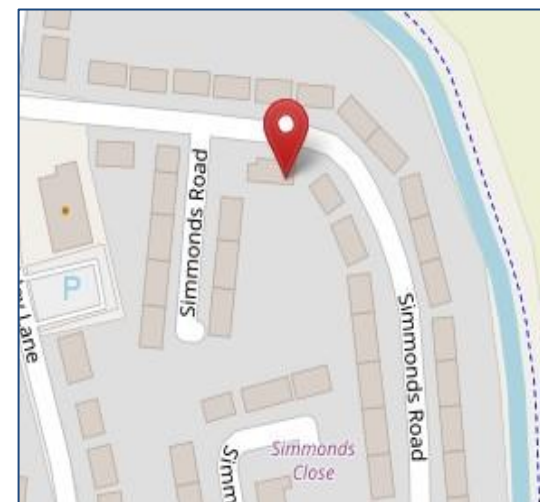
# Floor Plan

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

Energy Efficiency Rating

**New  
Instruction  
Awaiting  
E.P.C.**

Map Location



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