



The Parks Lichfield Road Bloxwich Walsall WS3 3LY

for sale offers over
£550,000



Property Description 'A Grade EPC - A
Welcome to The Parks. Viewings are highly advised to appreciate the unique, beautiful homes on offer.

Situated in a secluded, private, gated cul-de-sac, all five houses have been thoughtfully designed for modern family living. Each home has a top specification Kitchen with high brand integrated appliances. Bathrooms, fixtures and fittings throughout are of exception standard. (see specification for full details),

The development is located in a well-connected and established residential area with a mix of Victorian and early 20th century properties along with newer housing developments. The area has good connectivity with superb transport links, and access to local amenities, making it popular with families and commuters.

Bloxwich train station is located nearby, the road is well connected via the A461 and M6 offering easy access to Walsall Town Centre and surrounding areas. Frequent local buses serve the area with routes to Walsall, Lichfield and Wolverhampton.

Walsall Academy, St Peter's Catholic Primary and All Saints National Academy are all within walking distance.

Bloxwich Park, local playing fields and canal-side walks along the Wyrley and Essington Canal are all nearby and a short drive away is Pelsall Common and Shire Oak Park offering wide open-green spaces.

The Parks Entrance

You are greeted off the Lichfield Road to electric gates entering the development. Each resident has an electric fob entry leading you to the private culdesac to all five houses. There is also an intercom system to call each property for visitors to enter.

Room Sizes

Entrance Hallway

Entrance Hall 15' x 8' 4" (4.57m x 2.54m)

Reception Room 1 - 10' 4" x 16' 8" into bay (3.15m x 5.08m into bay)

Reception Room 2 - 10' 5" x 18' 9" into bay (3.17m x 5.71m into bay)

Fully Fitted Kitchen 22' 7" x 10' 7" (6.88m x 3.23m)

Fitted wall and base units, double fridge freezer, double oven.

Utility 7' 2" x 7' 5" (2.18m x 2.26m)

First Floor Landing 17' 11" x 8' 5" (5.46m x 2.57m)

Bedroom One 15' 3" x 10' 8" max (4.65m x 3.25m max)

Fitted wardrobes with sliding mirror doors.

En-Suite

Bedroom Two 10' 8" x 10' 4" (3.25m x 3.15m)

Bedroom Three 10' 7" x 10' 2" (3.23m x 3.10m)

Bedroom Four 10' 8" x 11' 4" (3.25m x 3.45m)

Bedroom Five 10'0" x 7'0"

Bathroom

Bath, low level WC, wash hand basin, radiator and tiling. Also separate shower cubicle.

Garage 17' 8" x 20' 3" (5.38m x 6.17m)

)
Detached garage with up and over electric door & side door.

Outside:

Front - Ample block paved driveway for numerous vehicles, lawn area, borders and shrubbery with gated access to rear garden.

Rear - Slabbed patio, outdoor lighting and tap.

Turf included within agreeable purchase price.

Specification 1

WINDOWS & DOORS

-
External Doors: All to meet PAS24 / PAS 23 to comply with Part Q1 Building Regs
- PVCu Flush Casement double glazed windows - Colour White- Handles Chrome
- Aluminium Bifold Doors with slave door access.
- GRP Composite Doorsets - Colour Black-style as working drawing
- Single up and over garage doors - style as per drawings- Colour Black - Manual
- Internal doors to Ground Floor & First Floor to be 5 panel cottage style- Oak (prefinished door kits)

CERAMIC TILING

- Porcelanosa Builders Range
- Porcelanosa Optional Range (Cost option available on request)

CARPETS

- Carpet to Living Rooms, Bedrooms, Stairs and Landings
- Carpet to Hall (cost option available on request)

TILING

- Porcelnosa floor tiling to All Ensuite, bathroom and cloaks
- Wall tiling to Ensuite, bathroom- wet areas to be full height
- Chrome tiling trim
- Floor tiling to kitchen
- Floor tiling to utility
- Floor tiling to hall (Cost option available for upgrades)

SKIRTING & ARCHITRAVE

- Skirting 120 x 14.5 burford - mdf primed
- Architrave 70 x 14.5 burford - mdf primed

EXTERNAL JOINERY

- Fascia and Soffit- PVCu Black
- Porch and bay roofs to be plain tiled

PLUMBING & HEATING

- Ideal Combi Logic Code ESP1 Combi gas boiler with flue gas heat recovery
- Chrome towel radiators
- Plumb for washing machine
- Plumb for dishwasher
- Outside tap

ELECTRICAL

- Hager 'Sollysta' Accessories Colour White
- External entrance light- stainless steel LED downlight to front and rears
- Loft light and powerpoint in loft
- BT point with power socket
- RJ 45 to living room and Bedroom 1
- BT fibre SSP to internal ONT point & double power socket
- TV point
- Shaver point to master & Ensuite
- Garage power and lighting (cost option available for electric garage door)
- Deta Downlighters to Master E/S, bathrooms
- Alarm System
- Doorbell

Specification 2

ECO ENHANCEMENTS

- PV panels to plots as shown on drawings.
- Battery Storage for PV panels (Cost option available for upgrade)
- Gas flue heat recovery to boilers
- Increased cavity width with insulation - 150mm
- CV2 continuous running vents to bathroom, ensuite and cloaks
- Electric Car charging points

EXTERNAL FINISHES

- Eaton Pavours X Range Slabs to paths with block paviour edge
- Upgraded Paving slabs to rears to be Eaton Pavours 'X' Range in Mist 600mm

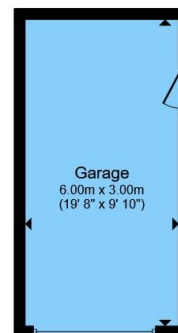




Ground Floor



First Floor



Garage

Total floor area 180.2 m² (1,940 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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81-83 Darlington Street
WOLVERHAMPTON WV1 4EX

EPC Rating: A Council Tax
Band: Deleted

view this property online connells.co.uk/Property/WVH336489

Tenure: Freehold



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