



Stoney Lane, Bloxwich
Walsall, WS3 3RQ

Offers in the Region Of £325,000

Bloxwich

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Ground Floor: The property opens into a welcoming hallway featuring a radiator, ceiling light point, obscure window to the front and stairs rising to the first floor, with doors leading to the principal ground floor rooms. The lounge is positioned to the front and benefits from a double glazed bay window, ceiling light point, three wall light points, radiator and a gas fireplace, creating a cosy focal point. To the rear, the sitting room/diner offers a spacious and versatile living area with two ceiling light points, gas fireplace, two double glazed windows overlooking the garden, a radiator and double glazed French style doors providing direct access outside, with an opening leading through to the kitchen. The kitchen is fitted with a range of wall and base cupboard units, incorporating a one and a half bowl sink with drainer and mixer tap, integrated four ring electric hob, oven, dishwasher, fridge and freezer, along with a radiator, two ceiling light points, double glazed window to the rear and a door leading to the utility/garage. The utility/garage provides plumbing for a washer/dryer, ceiling light point and double doors to both the front and rear. A convenient downstairs WC completes the ground floor, fitted with a low flush WC, wash hand basin, ceiling light point and window to the side elevation.

First Floor: The first floor landing features a ceiling light point, obscure double glazed window to the side elevation, loft hatch and an overstairs storage cupboard housing the boiler, with doors leading to all bedrooms and the shower room. Bedroom one enjoys a double glazed bay window to the front, fitted wardrobes, radiator and ceiling light point. Bedroom two is situated to the rear and includes fitted wardrobes, double glazed window, radiator and ceiling light point. Bedroom three also overlooks the rear and offers a double glazed window, radiator and ceiling light point, making it ideal as a bedroom, nursery or home office. The shower room is fitted with a low flush WC, vanity wash hand basin, heated chrome towel rail and corner shower cubicle with shower over, complemented by a ceiling light point, extractor fan and obscure double glazed window to the front.

Exterior: To the front of the property there is a driveway providing off road parking and leading to the garage space, alongside a front garden with boundary wall. The rear garden features a slabbed patio area with steps rising to a further garden space, established shrubbery, a gravel seating area and boundary fencing, offering a pleasant outdoor setting for relaxation and entertaining.





Property Specification

EXTENDED SEMI DETACHED PROPERTY
SPACIOUS LOUNGE
THROUGH SITTING ROOM/DINER
THREE GENEROUS BEDROOMS
MODERN KITCHEN
UTILITY AREA

Entrance Hallway

Lounge 11' 8" x 11' 9" (3.55m x 3.58m)

Sitting Room/ Diner 10' 8" x 20' 5" (3.25m x 6.22m)

Kitchen 10' 8" x 7' 9" (3.25m x 2.36m)

Garage 6' 4" x 22' 5" (1.93m x 6.83m)

First Floor Landing

Bedroom One 11' 9" x 11' 9" (3.58m x 3.58m)

Bedroom Two 11' 8" x 10' 8" (3.55m x 3.25m)

Bedroom Three 8' 0" x 8' 4" (2.44m x 2.54m)

Shower Room 6' 8" x 7' 9" (2.03m x 2.36m)

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:

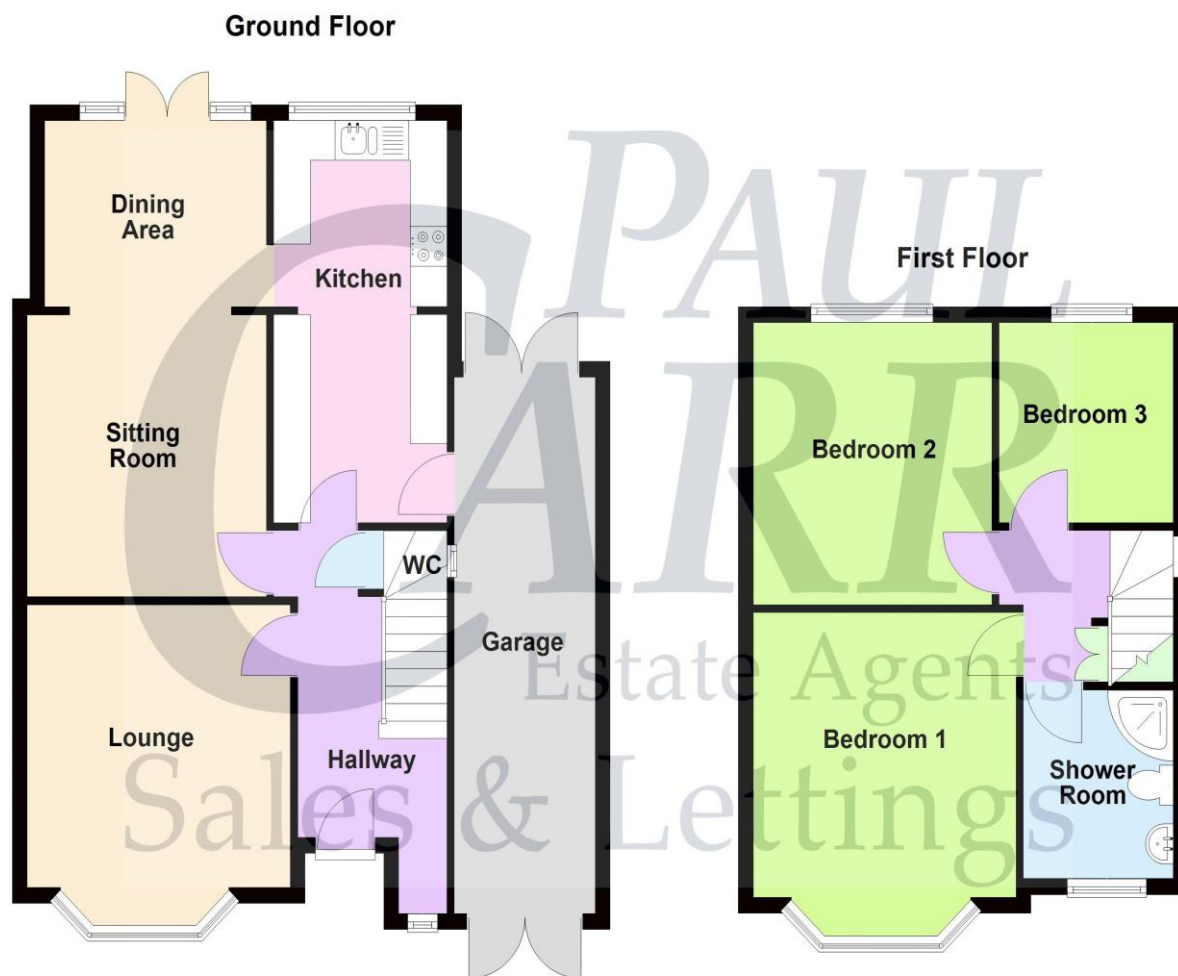
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Viewer's Note:

Services connected: all
Council tax band: C
Tenure: Freehold

Floor Plan

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



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Plan produced using PlanUp.

Energy Efficiency Rating

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

Map Location

