

Lovett & Co.
estate agents

Revival Street
Bloxwich



Lovett&Co. Estate Agents are pleased to offer for sale this deceptively spacious two/three terraced bedroom home, just a short walk from Bloxwich high street.

The accommodation briefly comprises: open plan lounge and dining area, galley kitchen, modern fitted bathroom, two double bedrooms plus a further bed/dressing room accessed via the second bedroom. (a hallway could be added to give the 2nd and 3rd bedrooms their own entrances).

To the rear, there is a charming garden with patio area, mature planted beds with a variety of shrubs, plants and flowers.

The property is situated in Bloxwich on the outskirts of Walsall Town centre, 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.

ENTRANCE / OPEN PLAN LIVING AREA:

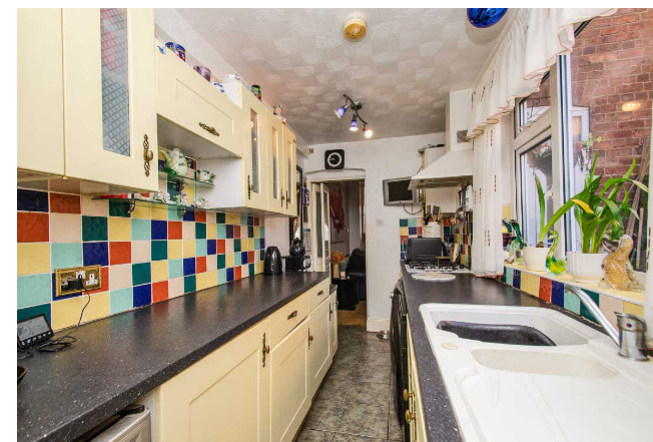
12' 0" x 26' 4" (3.65m x 8.02m)

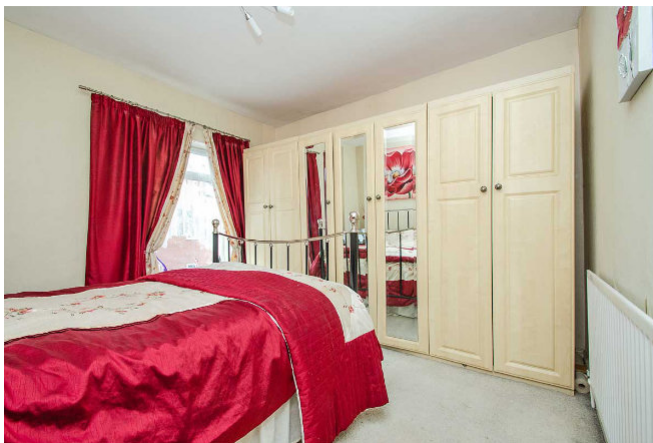
Open plan living area divided by the open stairway, with space for both a lounge and dining area, laminate flooring, radiators, light points, UPVC entrance door, window to the front, French doors to the rear garden, and door to the kitchen.

GALLEY KITCHEN:

5' 11" x 14' 0" (1.80m x 4.26m)

Range of matching wall and base units incorporating cabinets, drawers and work





surfaces, inset bowl sink and drainer with mono tap, integrated oven and 4 ring gas hob, space and plumbing for all other white goods, wall tiling, tiled flooring, ceiling light points, window to the side and door to the bathroom.

MODERN BATHROOM:

5' 5" x 8' 0" (1.65m x 2.45m)

White suite comprising: p shaped bath with shower over and screen, vanity unit with fitted cabinets, mirror and wash hand basin, low level W/C, wall tiling, tiled flooring, ceiling spot lights, vertical radiator and window to side.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to two bedrooms.

BEDROOM ONE:

12' 0" x 11' 5" (3.65m x 3.47m)

Carpeted flooring, radiator, ceiling light point and window to front.

BEDROOM TWO:

12' 0" x 11' 4" (3.65m x 3.45m)

Carpeted flooring, ceiling light point, radiator, window to rear and door to the third bedroom/ dressing room.

BEDROOM THREE/DRESSING ROOM:

5' 11" x 13' 11" (1.80m x 4.25m)

Carpeted flooring, ceiling light point, radiator and window to the rear.

VIEWING:

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

Identification Checks (R) - Should a purchaser(s) have an offer accepted on a property marketed by Lovett&Co Estate Agents they will need to undertake an





identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £35.00 inc. VAT per buyer, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	59	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		73
England & Wales		EU Directive 2002/91/EC



For illustrative purposes only