



£280,000

🔑 TENURE: Freehold

📊 EPC RATING: C

🏠 COUNCIL TAX BAND: C

Bloxwich Walsall

Simmonds Road Bloxwich
Walsall West Midlands



Superbly appointed improved and extended semi detached house ideal for the family purchaser. Enjoying an enviable plot having generous gardens to the rear and side with two sets of gates providing space for a caravan or motorhome.

This delightful property has been extended to the side providing a generous breakfast kitchen, living room, pleasant snug, utility/w/c, three bedrooms and a family bathroom compliment the first floor. Located in an ever popular road with local shops close to hand along with bus routes, walking distance to the Wyrley & Essington canal, countryside and for the avid golfer there's Bloxwich golf course and Fishley Park. Popular local schooling including Lower Farm and Little Bloxwich primary along with Walsall Academy.

- Deceptively Spacious Semi-Detached
- Superb Extended & Generous Kitchen
- Three Bedrooms & Family Bathroom
- Large End Plot With Space For Caravan
- Convenient For Local Shops & Bus Routes
- Walking Distance Of Canal & Countryside

You can reach us **9am to 9pm**, 7 days a week

4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA

01785 715555

helloopenkridge@dourishandday.co.uk



Entrance Porch

With tiled flooring, double glazed window and door to front and internal glazed door to living room.

Living Room 17' 10" x 12' 3" (5.43m x 3.74m)

With useful under stair storage, stairs to first floor, a radiator and a feature dual sided wood burning log burner, double glazed window to the front and open plan archways to:

Snug/Study 9' 9" x 9' 6" (2.98m x 2.90m)

With dual sided feature log burning wood burner, a radiator and double glazed French doors to rear garden.

Utility WC

With space for washing machine, a low level flush WC, a pedestal wash hand basin, tiled flooring, tiled walls, a chrome towel radiator and a double glazed window to the rear.



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Kitchen 26' 2" x 12' 10" (7.97m x 3.92m)

Generous size kitchen with fitted base units, work surfaces incorporating a sink unit with a mixer tap and tiled splashbacks. Space for a four oven Arger, further spaces for a fridge, freezer, washing machine, dishwasher, dryer and breakfast table. There is also tiled flooring, ceiling spotlights, two double glazed windows to the side, double glazed door to the side and double glazed windows to both the front and rear.

First Floor Landing

With loft access, a radiator, double glazed window to the side and doors to:

Bedroom One 14' 6" x 10' 4" (4.43m x 3.15m)

With fitted wardrobes, a radiator and double glazed walk-in bay window to the front.

Bedroom Two 10' 2" x 10' 0" (3.10m x 3.06m)

With a radiator and double glazed window to the rear.

Bedroom Three 9' 7" x 7' 4" (2.92m(maximum x1.66 minumum) x 2.23m)

With stair block, a radiator and double glazed window to the front.

Bathroom 7' 6" x 5' 7" (2.28m x 1.70m)

Fitted with a white suite comprising of a panelled bath, with chrome mixer tap and a shower over, a pedestal wash hand basin, a WC, part tiled walls, a chrome towel radiator and double glazed window to the rear.

Outside Front

There is a lawn area and a driveway providing off road parking.

Outside Rear

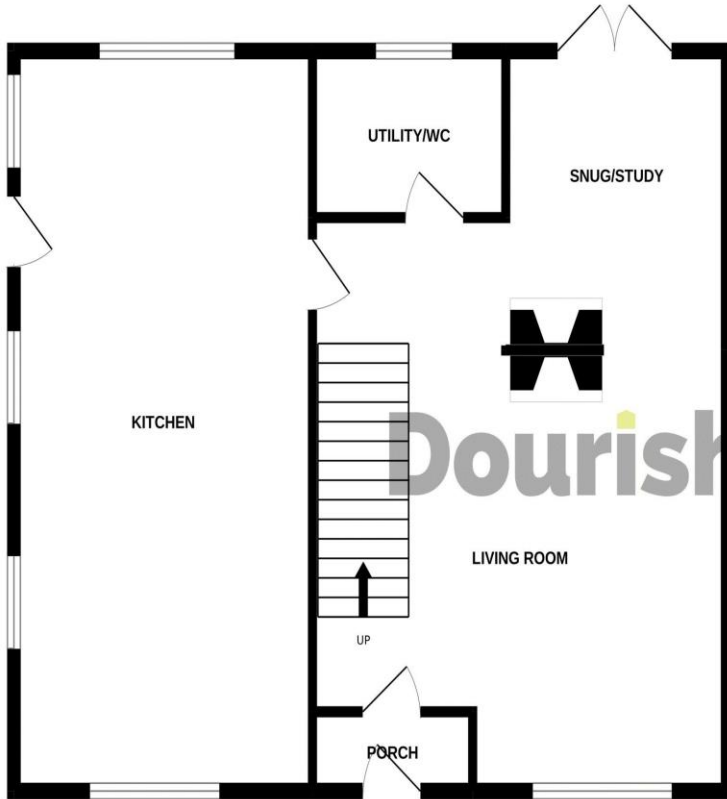
There is a lawn area with flowerbeds, plants and shrubs, a paved patio seating area and additional space for a storage shed.

Outside Side

A generous side plot with two sets of twin gates to the front providing ample parking for a caravan or a motorhome and a patio seating area.



GROUND FLOOR



1ST FLOOR



Dourish & Day

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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