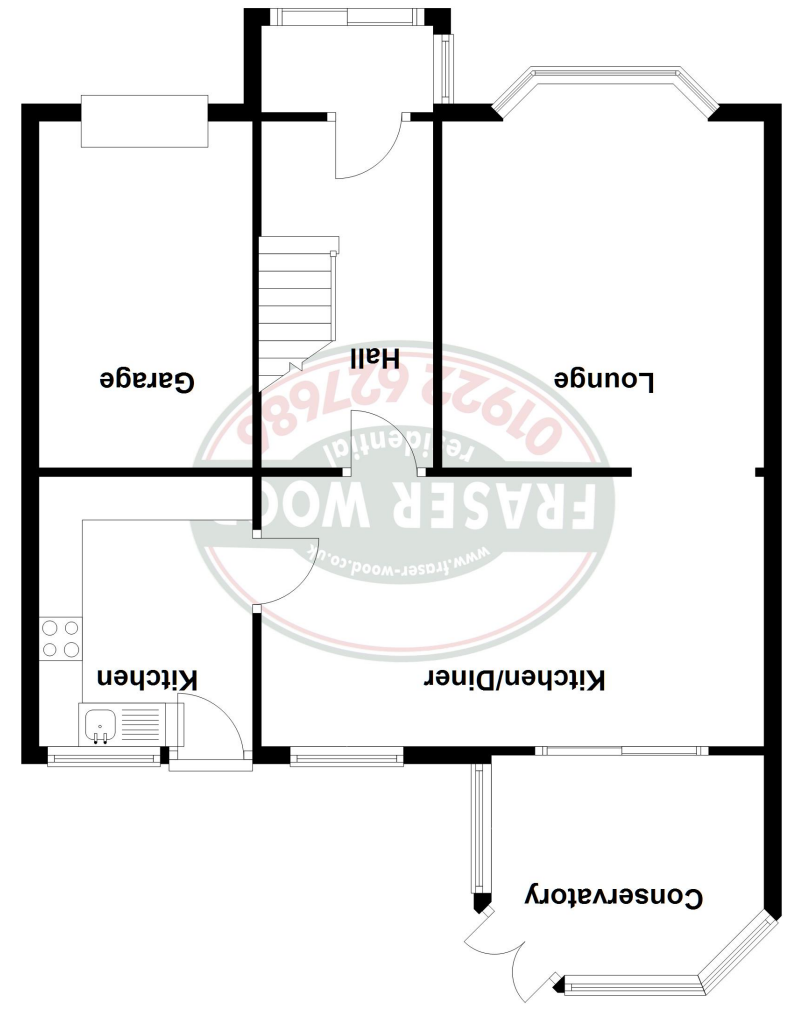
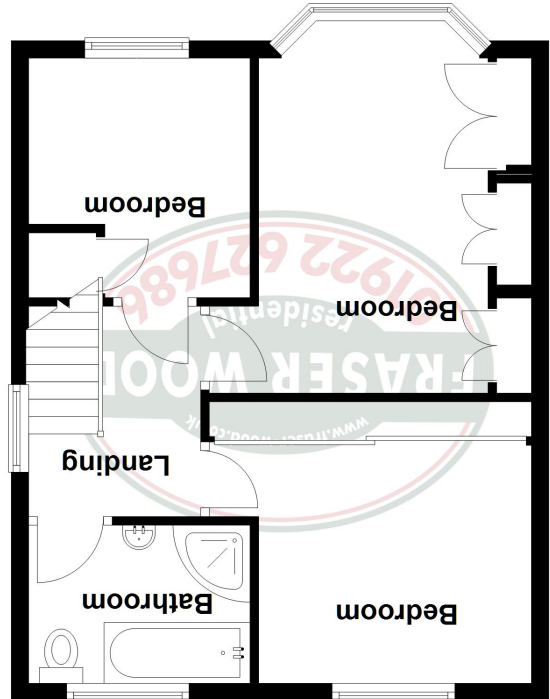
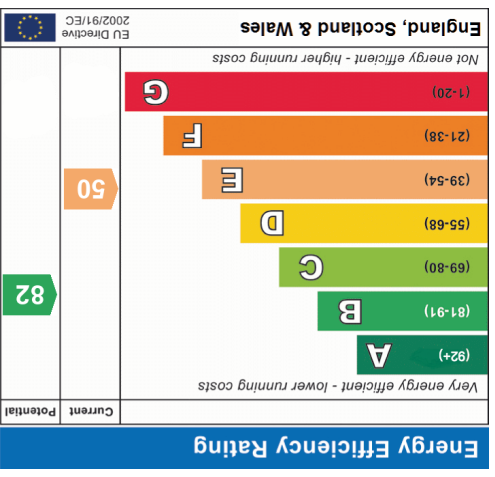




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view the property.



60 Simmonds Road, Bloxwich, WS3 3PU

OFFERS REGION £220,000



60 SIMMONDS ROAD, BLOXWICH

This extended three bedroomed semi-detached house is conveniently situated in this popular residential area, being well served by all amenities including public transport services to neighbouring areas, local shopping facilities and schools for children of all ages.

The property affords an excellent opportunity for the discerning purchaser and briefly comprises the following:- (all measurements approximate)

PORCH

having sliding entrance door and tiled floor.

RECEPTION HALL

having wooden entrance door, two wall light points, central heating radiator, under stairs storage cupboard, coved cornices and stairs off to first floor.

LOUNGE

4.51m x 3.53m (14' 10" x 11' 7") having double glazed window to front, ceiling light point, central heating radiator, brick built fireplace surround and with archway to dining room.

DINING ROOM

5.45m x 3.03m (17' 11" x 9' 11") having UPVC double glazed sliding patio door to conservatory, two ceiling light points, two central heating radiators, two wall light points and double glazed window to rear.



CONSERVATORY

2.78m x 2.75m (9' 1" x 9' 0") having UPVC double glazed windows, two wall light points, central heating radiator, tiled floor and UPVC double glazed door to rear garden.

KITCHEN

3.17m x 2.43m (10' 5" x 8' 0") having inset sink unit, wall, base and drawer cupboards, roll top work surfaces, tiled splash back surrounds, built-in oven with four-ring gas hob and extractor hood over, plumbing for automatic washing machine, ceiling light point, central heating radiator, UPVC double glazed window to rear and UPVC door to rear garden.

FIRST FLOOR LANDING

having UPVC double glazed window to side, wall light point and loft hatch.

BEDROOM NO 1

4.60m x 3.58m (15' 1" x 11' 9") having double glazed window to front, ceiling light point, central heating radiator and built-in wardrobes.

BEDROOM NO 2

3.58m x 3.06m (11' 9" x 10' 0") having UPVC double glazed window to rear, ceiling light point, central heating radiator and built-in mirrored wardrobe.

BEDROOM NO 3

2.94m x 2.20m (9' 8" x 7' 3") having UPVC double glazed window to front, ceiling light point, central heating radiator and built-in wardrobes and cupboards.



BATHROOM

having coloured suite comprising panelled bath, separate shower cubicle with fitted shower unit, pedestal wash hand basin, low flush w.c., part tiled walls, ceiling light point, central heating radiator and UPVC double glazed window to rear.

OUTSIDE

FOREGARDEN

with mature shaped lawn, planted borders and TARMACADAM DRIVEWAY providing off-road parking for several vehicles

GARAGE

having up-and-over entrance door.

REAR GARDEN

having paved patio area, lawn, well stocked flower and shrub borders, cold water hose tap, side gate and access to canal at rear.

SERVICES

Company water, gas, electricity and mains drainage are available at the property. Please note, however, that no tests have been applied in respect of any services or appliances.

TENURE

We are informed that the property is FREEHOLD although we have not had sight of the Title Deeds to verify this and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

FIXTURES & FITTINGS

Items in the nature of fixtures and fittings are excluded unless mentioned herein.

COUNCIL TAX

We understand from www.voa.gov.uk that the property is listed under Council Tax Band C with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/16/10/24

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MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in providing this, in order that there will be no delay in agreeing a sale.

NOTICE FOR PEOPLE VIEWING PROPERTIES

Please note that all parties viewing the property do so at their own risk and neither the vendor nor the Agent accept any responsibility or liability as a result of any such viewing.

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