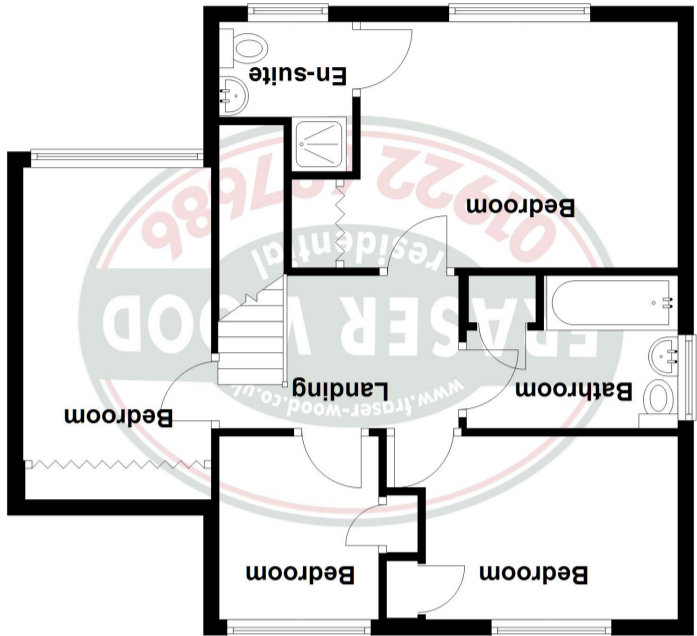


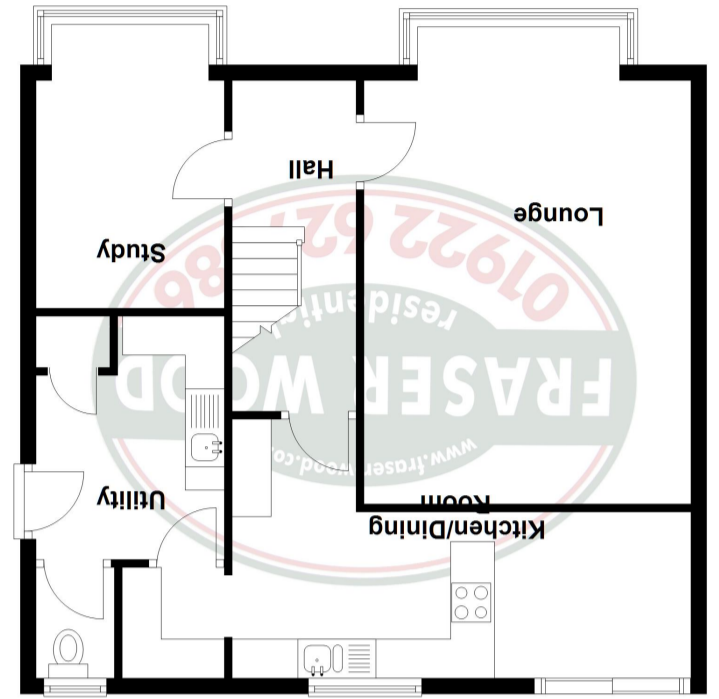


NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

Energy Efficiency Rating	
Current	Potential
71	80
England, Scotland & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	
A (92+) Very energy efficient - lower running costs B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20) Not energy efficient - higher running costs	



First Floor



Ground Floor



1 Kedleston Close, Bloxwich, WS3 3TW

OFFERS REGION £380,000



1 KEDLESTON CLOSE, BLOXWICH

Occupying a prominent corner plot at the junction with Birkdale Road on the popular Turnberry Estate, this well-appointed detached house can only be fully appreciated from an internal inspection and the high degree of privacy afforded by the enclosed rear garden would be a delight to a prospective purchaser.

The property is located within 1km distance of Bloxwich North railway station with regular commuter rail services to Walsall and Birmingham City Centre and the M6 Motorway at Junctions 10 or 11 are both within approximately 6km distance, providing access to the remainder of the West Midlands conurbation and beyond.

The accommodation briefly comprises the following:- (all measurements approximate)

RECEPTION HALL

with hot water radiator and store cupboard beneath stairs.

FRONT LOUNGE

16' 2" x 13' 5" (4.93m x 4.09m) with an Adam style fireplace with stone effect electric fire, hot water radiator and UPVC double glazed bay window.

FRONT STUDY/SECONDARY SITTING ROOM

(previously garage) 10' 6" x 7' 7" (3.20m x 2.31m) with UPVC double glazed window and hot water radiator.

BREAKFAST KITCHEN/SITTING ROOM

19' x 10' 9" (5.79m x 3.28m) with part tiled walls and a full range of fitted base and wall cupboards, extensive granite effect work surfaces, sink unit, integrated ceramic hob and single oven, hot water radiator, UPVC double glazed window and UPVC double glazed patio door leading to rear garden.



LOBBY leading to KITCHENETTE AREA

5' 4" x 4' 3" (1.63m x 1.30m) with a range of fitted base and wall cupboards and in turn leading to the

SIDE LAUNDRY ROOM

10' 5" x 7' 2" (3.18m x 2.18m) with a range of fitted base and wall cupboards, plumbing for automatic washing machine, inset stainless steel sink unit and with storage cupboard off.

GUEST CLOAKROOM

having w.c., wash hand basin, towel radiator and part tiled walls.

FIRST FLOOR LANDING

BEDROOM NO 1 (Front)

13' 2" x 12' 4" (4.01m x 3.76m) with hot water radiator, UPVC double glazed window and built-in mirror fronted wardrobes.

EN SUITE SHOWER ROOM

having part tiled walls, tiled flooring, shower cubicle, w.c., wash hand basin, UPVC double glazed window and hot water radiator.

BEDROOM NO 2 (Front)

11' 4" x 8' (3.45m x 2.44m) with UPVC double glazed window, hot water radiator and built-in mirror fronted wardrobes.

BEDROOM NO 3 (Rear)

9' x 6' 6" (2.74m x 1.98m) with hot water radiator, UPVC double glazed window and storage cupboard off.

BEDROOM NO 4 (Rear)

9' x 9' 10" (2.74m x 3.00m) with hot water radiator, UPVC double glazed window and storage cupboard off.



PART TILED FAMILY BATHROOM

having bath with shower over, w.c., wash hand basin, towel radiator and UPVC double glazed window to side elevation.

OUTSIDE

TARMACADAM DRIVEWAY

with borders, providing off-road parking facilities and leading to:

SIDE GARAGE (not inspected)

measuring approximately 18' x 6' (5.49m x 1.83m) with up-and-over entrance door.

A separate SIDE ACCESS leads to the:

ENCLOSED REAR GARDEN

affording a high degree of privacy, having paved patio area, mature lawn with borders.

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.

VIEWING

By application to the Selling Agents on 01922 627686.

AP/DBH/22/05/24

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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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