







## PLOTS 3 & 5 THE PARKS, LICHFIELD ROAD, BLOXWICH

This superbly appointed, new build property known as "The Oak" occupies a prestigious location on a private road off Lichfield Road, with an electrically operated gated entrance, providing solitude, peace and tranquillity from the general rush of life.

The property is located within approximate 1km distance of the varied local shopping facilities of Bloxwich High Street and within a similar distance from King George V Memorial Playing Fields. The McArthurGlen Designer Outlet West Midlands is located within approximately 8km distance in a northerly direction. There are also varied outdoor pursuits available at Cannock Chase, Sutton Park or Walsall Arboretum, which are all within approximately fifteen/twenty minutes driving distance.

There are excellent eating and leisure facilities within the near vicinity and for travelling further afield the M6 Motorway at Junctions 10 or 11 provides access to the remainder of the West Midlands conurbation and beyond.

The property forms part of this select development by Park Homes Ltd, who have achieved a high reputation in recent years, having identified the need for a high specification on all the sites they have completed and this development is of no exception.

The development will have as standard specification UPVC double glazed windows with chrome handles, including bi-fold doors to the dining kitchen, oak detail staircasing and oak internal doors, designer kitchens with choices available with early exchange of contracts, quartz kitchen work surfaces, Porcelnosa wall and floor tiles, fitted sliding door wardrobes to principal bedroom, PV panels and eco-friendly gas flue heat recovery boilers, increased cavity wall and electric car charges, together with turfed rear garden.

### HALLWAY

### LOUNGE

18' 6" into bay x 10' 5" (5.64m x 3.17m)

### DINING ROOM

16' 8" x 10' 4" (5.08m x 3.15m)

### KITCHEN/SITTING ROOM/BREAKFAST ROOM

22' 9" x 10' 9" (6.93m x 3.28m)

### LAUNDRY ROOM

7' 3" x 7' 3" (2.21m x 2.21m)

### GUEST CLOAKROOM off

with w.c. and wash hand basin.

### FIRST FLOOR LANDING

### BEDROOM NO 1

11' 9" x 10' 6" (3.58m x 3.20m) plus DRESSING AREA 3' 4" x 3' 2" (1.02m x 0.97m)

### EN SUITE SHOWER ROOM

4' 9" x 5' 4" (1.45m x 1.63m)

### BEDROOM NO 2 (Front)

11' 3" x 10' 7" (3.43m x 3.23m)

### BEDROOM NO 3 (Rear)

10' 8" x 10' 4" (3.25m x 3.15m)

### BEDROOM NO 4

10' 4" x 9' 9" (3.15m x 2.97m)

### BEDROOM NO 5

9' 4" x 7' 0" (2.84m x 2.13m)

### FAMILY BATHROOM

### OUTSIDE

### DETACHED GARAGE

19' 5" x 17' 9" (5.92m x 5.41m)

### GOOD SIZE REAR GARDEN

### FLOOR AREA

The property will have a total floor area of 2077 sq ft (193 sq m).

### SERVICES

Company water, gas, electricity and mains drainage will be available at the property.

### TENURE

We understand that the property will be sold on a FREEHOLD basis.

### MAINTENANCE CHARGE

It is expected that there will be a maintenance charge payable within the site for each individual property to include the operation and maintenance of the electrically operated security entrance gate, communal gardens on the roadway into the development, which is expected to be approximately £80 per month (approximately £1,000 per annum). No documentation is available in respect of this and prospective purchasers are advised to clarify the position via their solicitors.

### ENERGY PERFORMANCE CERTIFICATE

We understand that an Energy performance Certificate will be provided upon completion.

### COUNCIL TAX

The property will be listed for Council Tax with Walsall Council in due course.

### VIEWING

By application to the Selling Agents on 01922 627686.

AP/DBH/10/04/25

### 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.

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.