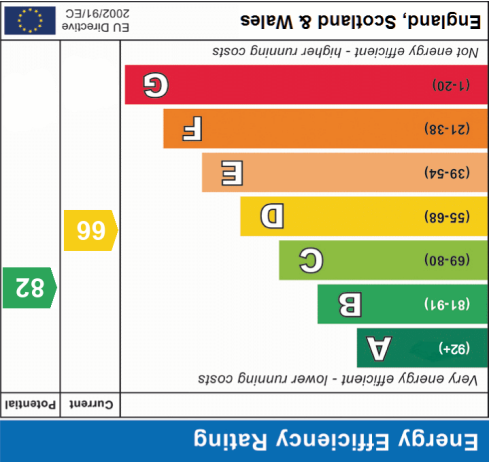
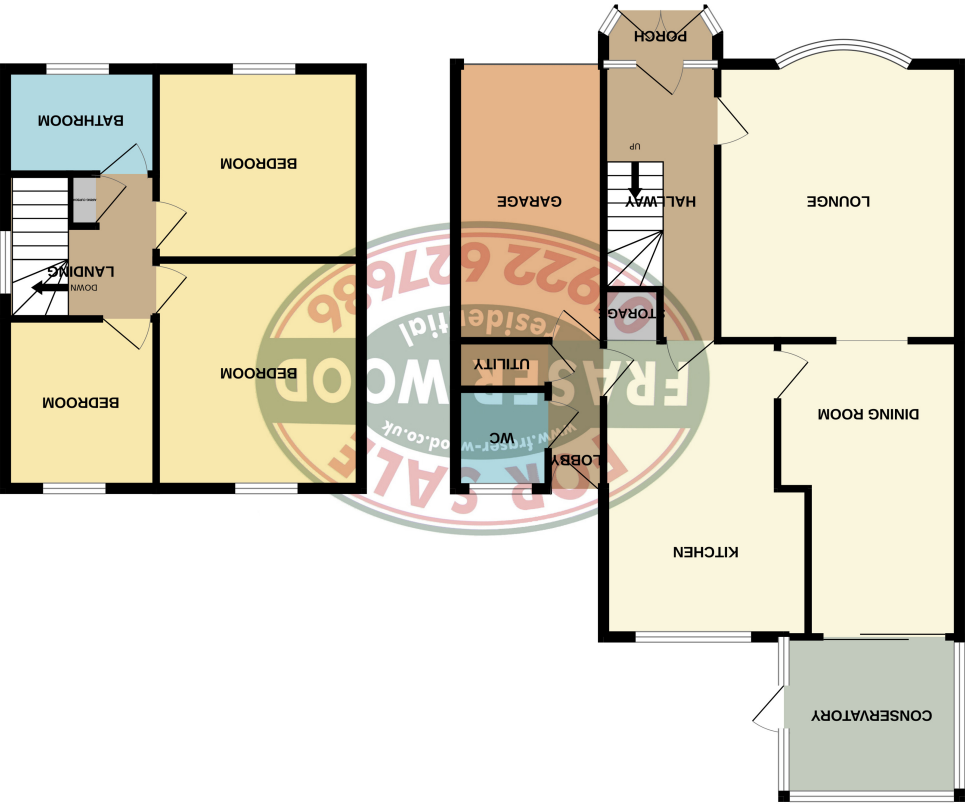




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

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 operation or efficiency can be given. Made with Metropix ©2024



101 Stoney Lane, Bloxwich, WS3 3RE

OFFERS OVER £350,000





**101 STONEY LANE, BLOXWICH**

This well presented, extended three-bedroom detached family home is situated in a popular residential area, being well served by all amenities, including public transport services to neighbouring areas, school for children of all ages and local shopping facilities.

Internal inspection reveals a welcoming entrance hallway with stairs to the first floor, spacious lounge with window to front elevation & an attractive feature fireplace with gas fire. A separate dining room with patio doors to conservatory which overlooks the rear garden. Completing the ground floor is a modern kitchen with a range of wall/base units, breakfast bar, integrated dishwasher, fridge, freezer, double oven and gas hob with extractor over. Separate utility room with WC and access to garage and rear garden.

First Floor has three bedrooms - two generous doubles and a good size single plus a family bathroom.

Viewing is highly recommended to fully appreciate the accommodation on offer, which briefly comprises the following:- (all measurements approximate)

**PORCH**

having UPVC windows and entrance door.

**RECEPTION HALL**

having UPVC entrance door, ceiling light point, central heating radiator, coved cornices, under stairs storage space, two wall light points and stairs off to first floor.

**LOUNGE**

4.39m x 3.88m (14' 5" x 12' 9") having UPVC double glazed angular bay window to front, ceiling light point, central heating radiator, coved cornices, feature fireplace surround with fitted gas fire and t.v. point.

**EXTENDED DINING ROOM**

4.79m x 2.91m (15' 9" x 9' 7") having UPVC double glazed patio doors to conservatory, three wall light points, central heating radiator and coved cornices.

**EXTENDED FITTED KITCHEN**

4.55m x 2.93m (14' 11" x 9' 7") having inset sink unit, wall, base and drawer cupboards, working surfaces, tiled splashback surrounds, built-in oven with four-ring gas hob and extractor hood over, integrated fridge/freezer, integrated dishwasher, tiled floor, pin spot lighting, coved cornices and UPVC double glazed window to rear.

**LOBBY**

having UPVC double glazed door to rear garden, pin spot lighting, fully tiled walls and tiled flooring.

**UTILITY ROOM**

having plumbing for automatic washing machine, appliance space, pin spot lighting and tiled floor.

**GUEST CLOAKROOM**

having low flush w.c., wash hand basin, fully tiled walls, pin spot lighting, electric heater, tiled floor and UPVC double glazed window to rear.

**FIRST FLOOR LANDING**

having UPVC double glazed window to side, ceiling light point, loft hatch and airing cupboard housing the central heating boiler.

**BEDROOM NO 1**

3.66m x 3.31m (12' 0" x 10' 10") having UPVC double glazed window to rear, ceiling light point, central heating radiator, wooden flooring and coved cornices.

**BEDROOM NO 2**

3.30m x 3.05m (10' 10" x 10' 0") having UPVC double glazed window to front, ceiling light point, central heating radiator and coved cornices.

**BEDROOM NO 3**

2.71m x 2.42m (8' 11" x 7' 11") having UPVC double glazed window to rear, ceiling light point, central heating radiator and coved cornices.

**BATHROOM**

having white suite comprising panelled bath with fitted shower unit, wash hand basin with vanity unit under, low flush w.c., fully tiled walls, pin spot lighting, radiator, tiled floor and UPVC double glazed window to front.

**OUTSIDE**

**GOOD SIZED DRIVEWAY**

providing off-road parking for several vehicles, ,lawn with planted borders and pathway to front entrance door.

**GARAGE**

5.15m x 2.37m (16' 11" x 7' 9") having a split 70/30 door opening outwards, power and lighting.

**ENCLOSED, TIERED REAR GARDEN**

with paved patio area having steps leading to lawn, well stocked flower and shrub borders, a variety of trees and bushes, timber garden shed and side access gate.

**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 D with Walsall Council.

**VIEWING**

By application to the Selling Agents on 01922 627686.

LS/DBH/21/02/24

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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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