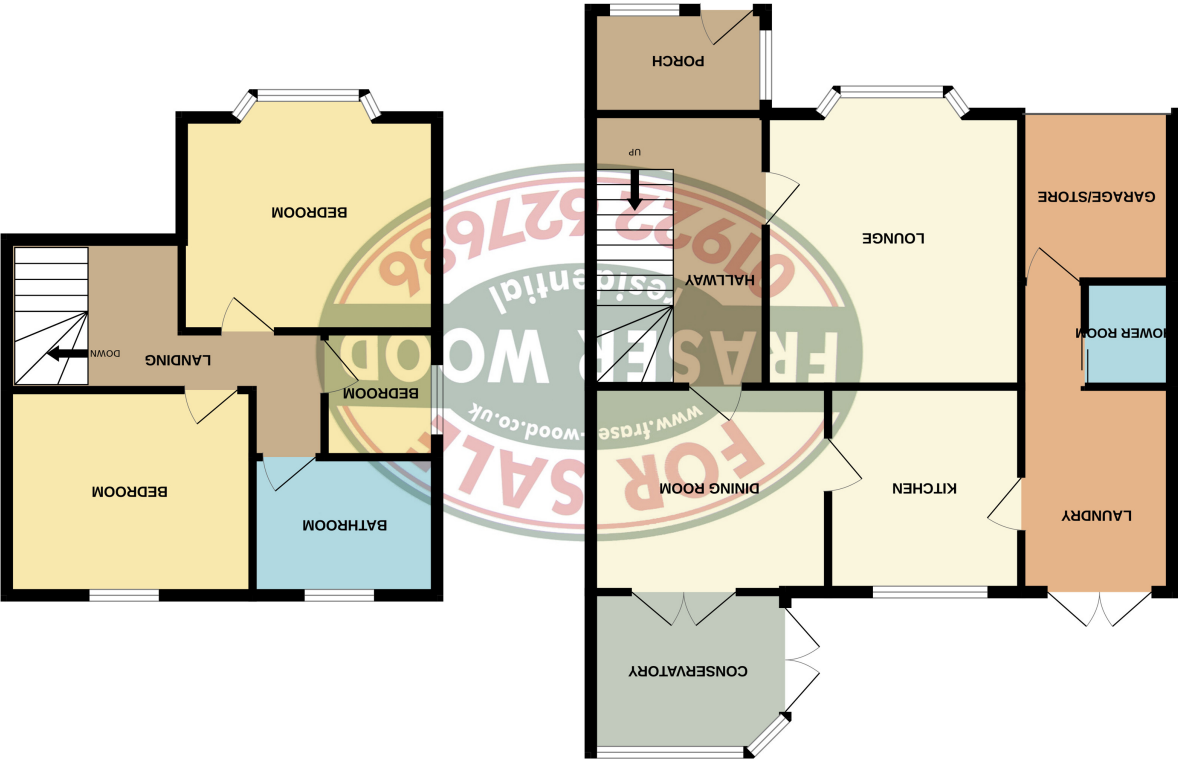




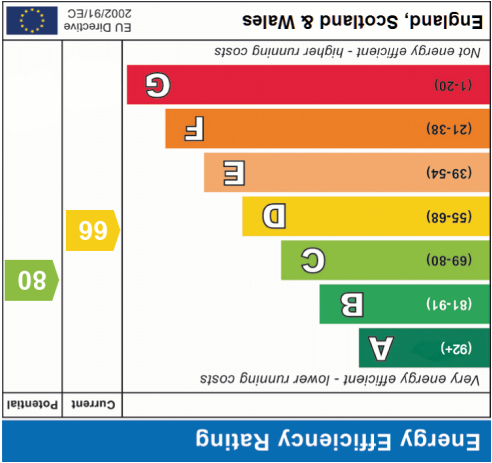
NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

1ST FLOOR



257 Ingram Road, Bloxwich, WS3 1LU

OFFERS REGION £245,000



257 INGRAM ROAD, BLOXWICH

This semi-detached house is conveniently situated within walking distance of Blakenall village centre with its varied shops and within easy reach of public transport services to Bloxwich and Walsall town centres.

The property already has the benefit of UPVC double glazed windows and gas fired central heating and two of the bedrooms include comprehensively fitted wardrobes, and the accommodation briefly comprises the following:- (all measurements approximate)

GLAZED PORCH leading to:

RECEPTION HALL

with hot water radiator and stores beneath stairs.

FRONT LOUNGE

12' 0" x 13' 2" (3.66m x 4.01m) having as its focal point a feature wooden fireplace surround with marble hearth and inset and gas fire point, hot water radiator, UPVC double glazed bow window and coved ceiling.

REAR DINING ROOM

11' 3" x 9' 9" (3.43m x 2.97m) with gas fire point, how water radiator, coved ceiling and French doors opening to conservatory.

UPVC DOUBLE GLAZED CONSERVATORY

9' 3" x 7' 7" (2.82m x 2.31m) with French doors opening to the rear garden.

SIDE/REAR KITCHEN

12' 4" x 8' 8" (3.76m x 2.64m) plus additional 3' x 6' (0.91m x 1.83m) with inset stainless steel sink unit, plumbing for automatic washing machine, hot water radiator, wall mounted cupboards and with access to the rear garden and wet room.



SIDE LAUNDRY ROOM

9' 0" x 6' 10" (2.74m x 2.08m) plus additional 3' x 6' (0.91m x 1.83m) with inset stainless steel sink unit, plumbing for automatic washing machine, hot water radiator, wall mounted cupboards and with access to the rear garden and wet room.

WET ROOM

having fully tiled walls and floor, shower, w.c. and extractor fan.

FRONT STORES AREA

9' 2" x 7' 2" (2.79m x 2.18m) with tiled flooring and UPVC double glazed door providing access to the front elevation.

FIRST FLOOR LANDING

BEDROOM NO 1 (Front)

11' 0" x 9' 2" (3.35m x 2.79m) with hot water radiator, UPVC double glazed window, built-in double and single wardrobes, two three-quarter double wardrobes and a three-quarter single wardrobe, each having drawer storage above.

BEDROOM NO 2 (Rear)

11' 0" x 7' 10" (3.35m x 2.39m) with UPVC double glazed window, hot water radiator, built-in double and two three-quarter double wardrobes with drawer storage beneath.

BEDROOM NO 3 (Side)

6' 0" x 5' 5" (1.83m x 1.65m) with UPVC double glazed window.

FULLY TILED BATHROOM

having P shaped bath with shower over, w.c., wash hand basin, towel radiator and UPVC double glazed window.

OUTSIDE



GRAVELLED DRIVEWAY

providing off-road parking facilities and with raised borders.

EXTENSIVE REAR GARDEN

having block paved patio area leading down to a LARGE WORKSHOP/STORES measuring 25' x 8' 5" (7.62m x 2.57m) plus an additional 9' x 8' 6" (2.74m x 2.59m) with electric power and lighting, and with low maintenance garden beyond with raised borders, and additional lawned areas with borders to the extreme rear of the garden together with timber greenhouse.

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 B with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

AP/DBH/04/09/25

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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.

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.