





3 BASLOW CLOSE, BLOXWICH

Viewing is highly recommended to fully appreciate the spaciouly proportioned accommodation on offer with this three bedroomed detached dormer bungalow, which is conveniently situated in this sought after residential area of Bloxwich, being well served by all amenities including local shopping facilities along Bloxwich High Street, schools for children of all ages, public transport services to neighbouring areas and Bloxwich Golf Course and King George V Memorial Playing Fields.

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

PORCH

having UPVC entrance door and UPVC double glazed windows.

RECEPTION HALL

having UPVC entrance door, ceiling light point, central heating radiator, wooden flooring, airing cupboard, under stairs storage cupboard and stairs off to first floor.

LOUNGE

5.92m x 3.79m (19' 5" x 12' 5") having UPVC double glazed angular bay window to front, ceiling light point, central heating radiator, coved cornices, wooden flooring, feature fireplace surround with fitted gas fire.

DINING ROOM

3.52m x 2.90m (11' 7" x 9' 6") having UPVC double glazed window and door to conservatory, ceiling light point, two central heating radiators, wooden flooring and coved cornices.

CONSERVATORY

4.42m x 3.71m (14' 6" x 12' 2") having UPVC double glazed windows, ceiling fan with light point, central heating radiator, tiled floor and UPVC door to rear garden.

BREAKFAST KITCHEN

5.86m x 3.50m (19' 3" x 11' 6") having inset sink unit, wall, base and drawer cupboards, tiled splash back surrounds, gas cooker point , tiled floor, integrated fridge freezer and dishwasher, pin spot lighting, further ceiling light point, central heating radiator, coved cornices, UPVC double glazed window to front and side and UPVC door to utility.

UTILITY ROOM

3.83m x 2.18m (12' 7" x 7' 2") having inset stainless steel sink unit, wall, base and drawer cupboards, roll top work surfaces, tiled splash back surrounds, ceiling light point, tiled floor, plumbing for automatic washing machine, appliance space, central heating radiator, UPVC window and door to front and UPVC door to rear garden.

BEDROOM NO 1

3.83m x 3.83m (12' 7" x 12' 7") having UPVC double glazed window to rear, ceiling light point, central heating radiator, wooden flooring and coved cornices.

FAMILY BATHROOM

having white suite comprising panelled bath, separate shower cubicle with fitted shower unit, wash hand basin with vanity unit under, low flush w.c., fully tiled walls, ceiling light point, heated towel rail, tiled floor and UPVC double glazed window to side.

FIRST FLOOR LANDING

having UPVC roof window, ceiling light point, built-in store cupboard and airing cupboard off housing the central heating boiler.

BEDROOM NO 2

3.64m x 3.55m (11' 11" x 11' 8") having UPVC double glazed window to front, ceiling light point, central heating radiator and wooden flooring.

BEDROOM NO 3

3.64m x 3.55m (11' 11" x 11' 8") having UPVC roof window, ceiling light point, central heating radiator and wooden flooring.

SHOWER ROOM

having shower cubicle with fitted shower unit, wash hand basin with vanity unit under, low flush w.c., fully tiled walls, pin spot lighting, heated towel rail and UPVC double glazed window to side.

OUTSIDE

FOREGARDEN

with lawn having flower and shrub borders, CRETE PRINT DRIVEWAY providing off-road parking for several vehicles and ADDITIONAL SIDE DRIVEWAY.

ENCLOSED REAR GARDEN

with timber fencing surround, paved patio area with steps leading down to lawn, well stocked flower and shrub borders, a variety of trees and bushes, greenhouse, large timber garden shed, cold water hose tap and ornamental fishpond.

GARAGE

having roller shutter entrance door, power and lighting, UPVC window to rear and UPVC door to rear garden.

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 E with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/19/12/25

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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.