



10 Dukes Grove, Bloxwich, WS3 3NQ

OFFERS REGION £675,000

## 10 DUKES GROVE, BLOXWICH

Viewing is highly recommended to fully appreciate the spaciously proportioned, extremely versatile accommodation of this individual, five bedroomed detached house, which is offered to the market with the benefit of no upward chain involved.

The property is conveniently situated in this popular and sought after area of Bloxwich, within easy reach of local amenities including public transport services to neighbouring areas, shopping facilities along Bloxwich High Street, King George V Memorial Playing Fields, Bloxwich Golf Course and a good range of schools for children of all ages.

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

### IMPOSING RECEPTION HALL

having entrance door, pin spot lighting, under floor heating, tiled floor, spindled balustrade, easy rise dual staircase leading to first floor.

### LOUNGE

5.65m x 4.38m (18' 6" x 14' 4") having UPVC double glazed French doors to both side elevations, two spot lights, four wall light points, two electric heaters, wooden flooring, feature inglenook style brick built fireplace with raised quarry tiled hearth and inset log burning stove. Vaulted ceiling incorporating French oak roof trusses.

### CLOAKROOM

having UPVC double glazed window to front, tiled flooring and door leading to GUEST W.C. having white suite comprising low flush w.c., pedestal wash hand basin, heated towel rail, ceiling light point, tiled floor, extractor fan and UPVC double glazed window to front.

### FITTED KITCHEN/FAMILY ROOM

7.84m x 5.61m (25' 9" x 18' 5") having inset sink unit, base and drawer cupboards, roll top work surfaces, tiled splash back surrounds, gas cooker point with extractor hood over, appliance space, integrated dishwasher, tiled floor, ceiling light points, UPVC double glazed windows to side and rear and UPVC double glazed French door to rear garden.





### **UTILITY ROOM**

3.00m x 1.47m (9' 10" x 4' 10") having three quarter height larder unit, roll top work surface, base cupboard, plumbing for automatic washing machine, appliance space, ceiling light point, central heating radiator, tiled floor and built-in store cupboard housing the central heating boiler.

### **INNER LOBBY**

having ceiling light point and tiled floor.



### **BEDROOM NO 1**

5.50m x 4.48m (18' 1" x 14' 8") having UPVC double glazed door to rear garden, ceiling fan with light point, under floor heating and built-in wardrobes.

### **DRESSING ROOM**

having UPVC double glazed window to front, ceiling light point and built-in wardrobes.

### **EN SUITE SHOWER ROOM**

having shower cubicle with fitted shower unit, twin wash hand basins, low flush w.c., splash back surrounds, ceiling light point, extractor fan, tiled floor and UPVC double glazed window to front.



### **BEDROOM NO 2**

3.89m x 3.68m (12' 9" x 12' 1") having UPVC double glazed French doors to rear garden, ceiling light point and under floor heating.

### **GROUND FLOOR BATHROOM**

having white suite comprising roll edge bath, pedestal wash hand basin, low flush w.c., tiled splash back surrounds, ceiling light point, heated towel rail, tiled floor, airing cupboard and UPVC double glazed window to front.

### **SPACIOUS FIRST FLOOR LANDING**

having UPVC double glazed feature window to front, vaulted ceiling with French oak beaming, steps to East and West Landing Areas.

### **BEDROOM NO 3**

5.36m x 3.82m (17' 7" x 12' 6") having UPVC double glazed windows to front, side, ceiling fan with light point, under floor heating.

### **DRESSING ROOM**

3.54m x 1.81m (11' 7" x 5' 11") having UPVC double glazed window to front and two wall light points.



### **BEDROOM NO 4**

5.44m maximum x 4.84m (17' 10" x 15' 11") having UPVC double glazed windows to side and rear, ceiling fan with light point, built-in twin wardrobes and eaves storage.

### **BEDROOM NO 5**

3.92m x 3.31m (12' 10" x 10' 10") having UPVC double glazed window to rear, ceiling light point, central heating radiator, built-in store cupboard and with access hatch to loft.



### **FIRST FLOOR BATHROOM**

having white suite comprising corner Jacuzzi bath with fitted shower unit, pedestal wash hand basin, low flush w.c., tiled splash back surrounds, ceiling light point, heated towel rail and UPVC double glazed window to rear.

### **OUTSIDE**

#### **TARMACADAM DRIVEWAY**

providing off-road parking for at least 5 cars.

#### **LAWNED FOREGARDEN**

with a variety of trees and shrubs and with pathway to front door.



### **DOUBLE GARAGE**

5.58m x 5.51m (18' 4" x 18' 1") having two up-and-over entrance doors, power and lighting and UPVC double glazed door to rear garden.

### **ENCLOSED REAR GARDEN**

with timber fencing surrounds, paved patio area, lawn, a variety of trees and shrubs, large timber summer house, cold water hose tap and with 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.

### **AGENTS' NOTE**

We understand that there is a maintenance fee payable in the sum of £140 per annum in respect of the road, although we have not seen any documentary evidence to verify this and confirmation will be provided by 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](http://www.voa.gov.uk) that the property is listed under Council Tax Band G with Walsall Council.

## **VIEWING**

By application to the Selling Agents on 01922 627686.

LS/DBH/16/10/24

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## **MONEY LAUNDERING REGULATIONS**

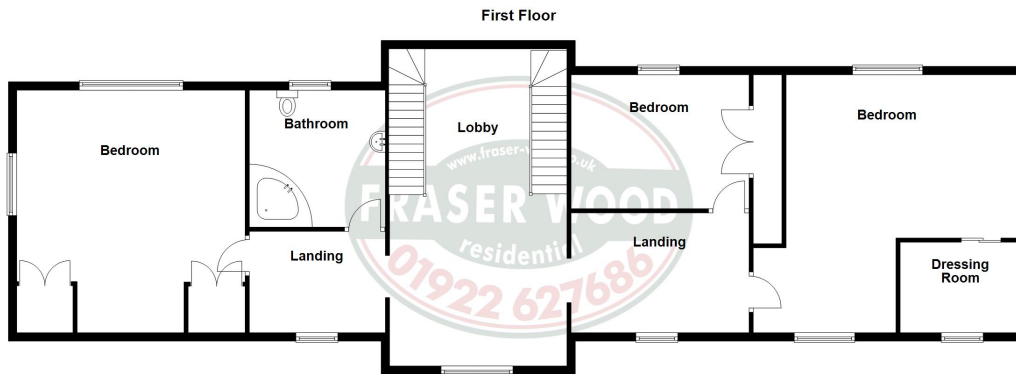
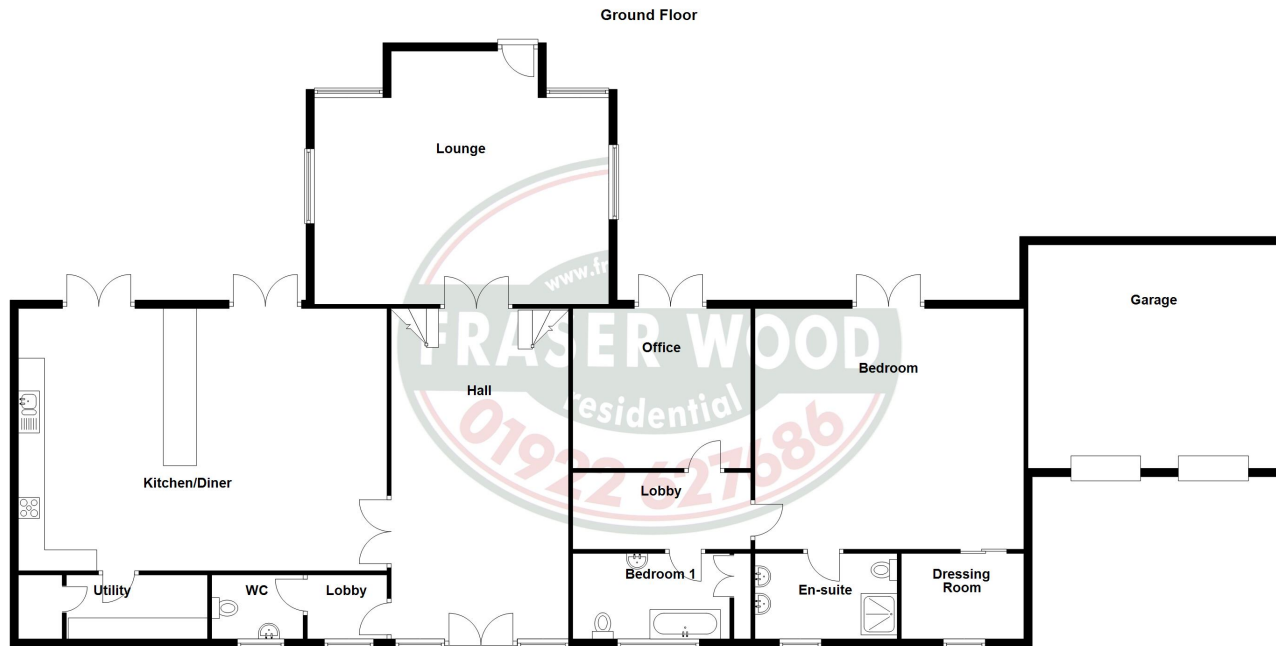
Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in providing this, in order that there will be no delay in agreeing a sale.

## **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.

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
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	69	76
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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[www.fraser-wood.co.uk](http://www.fraser-wood.co.uk)

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