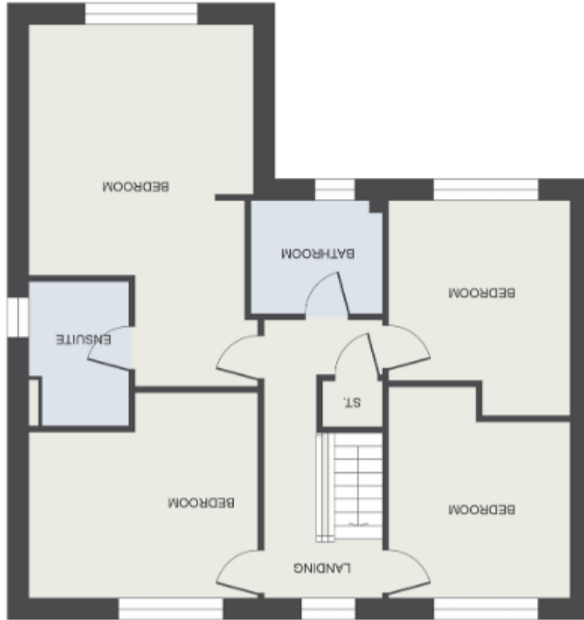




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed. They cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Plots 1 & 4 - Total Sq Ft: 1863



The Landywood



Plots 1 & 4 The Landywood The Parks, Lichfield Road, Bloxwich, Walsall, WS3 3LY

PRICE: £550,000

## **PLOTS 1 & 4 THE LANDYWOOD, THE PARKS, LICHFIELD ROAD, BLOXWICH**

This superbly appointed, new build property known as "The Landywood" 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.

## **VIEWING**

By application to the Selling Agents on 01922 627686.

AP/DBH/12/09/24

## **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.

## **SPECIFICATION**

The Parks, off Lichfield Road, Bloxwich 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. There are also a range of options available for early reservations, which include kitchen door choice, work surface choice, larder racking, wine coolers, additional wall tiling, additional wardrobes, optional extra battery storage from PV panels. These will only be available for a limited period, dependent on the build phase.

## **FLOOR AREA**

The property will have a total floor area of 1863 sq ft (173 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.

## **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.