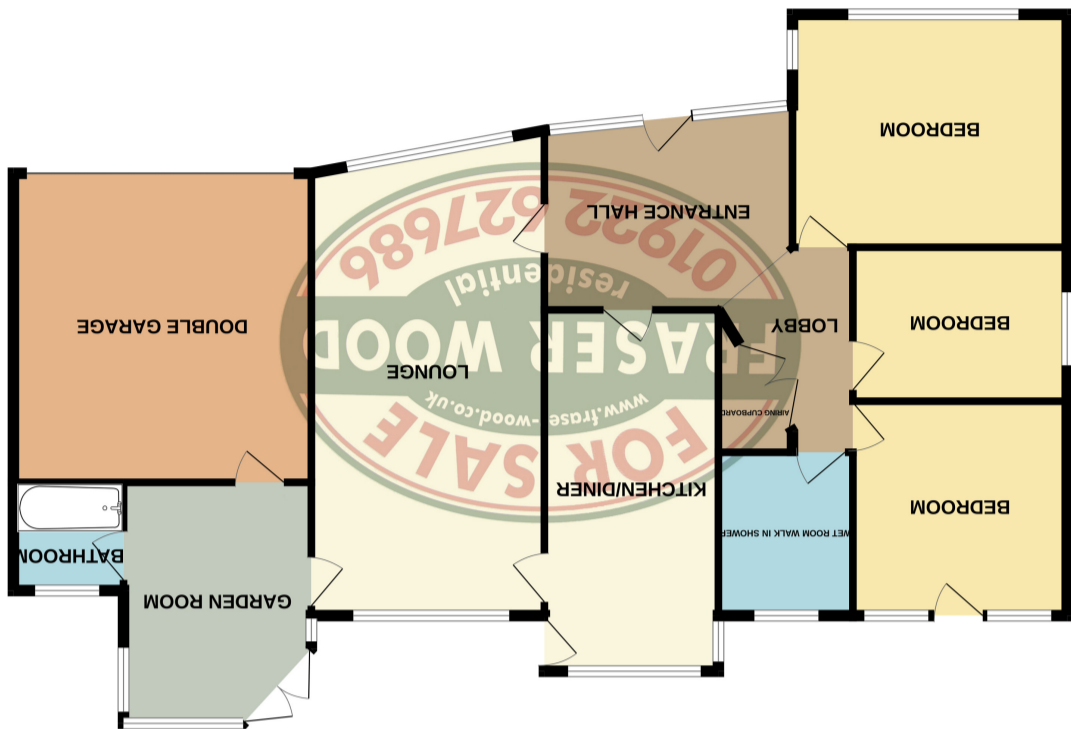




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and any other features are approximate and responsibility is taken for any omission or mis-statement. The 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.  
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GROUND FLOOR

Energy Efficiency Rating	
Potential	Current
England, Scotland & Wales EU Directive 2002/91/EC	
Very energy efficient - lower running costs	
A	(92+)
B	(81-91)
C	(69-80)
D	(55-68)
E	(39-54)
F	(21-38)
G	(1-20)
Not energy efficient - higher running costs	
82	69



6 Lambourn Close, Bloxwich, WS3 3RG

OFFERS REGION £395,000





## 6 LAMBOURN CLOSE, BLOXWICH

This three bedroomed detached bungalow occupies a pleasant position at the head of a cul-de-sac position just off Stoney Lane and Stafford Road in this popular and sought after residential area of the Borough.

The property is well served by local amenities including public transport services to neighbouring areas, together with shopping facilities along Bloxwich High Street.

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

### ENTRANCE HALL

having UPVC entrance door, UPVC double glazed windows to front, pin spot lighting, central heating radiator, two wall light points and coved cornices.

### LOUNGE

6.70m x 3.65m (22' 0" x 12' 0") having UPVC double glazed window to front, ceiling light point, two central heating radiators, two wall light points, coved cornices, feature fireplace surround and UPVC double glazed window to rear.

### KITCHEN DINER

5.66m x 3.71m (18' 7" x 12' 2") having inset sink unit, wall, base and drawer cupboards, roll top work surfaces, tiled splash back surrounds, built-in oven with four-ring electric hob and extractor hood over, plumbing for automatic washing machine/dishwasher, appliance space, pin spot lighting, central heating radiator, ceiling light point, coved cornices, UPVC double glazed square bay window to rear garden and UPVC door to rear garden.



### GARDEN ROOM

3.78m x 2.94m (12' 5" x 9' 8") having strip light, central heating radiator, UPVC double glazed windows to rear and UPVC double glazed French doors to rear garden.

### BATHROOM

having white suite comprising panelled bath with fitted telephone style shower attachment, pedestal wash hand basin, low flush w.c., fully tiled walls, ceiling light point, central heating radiator and UPVC double glazed window to rear.

### INNER LOBBY

having ceiling light point, loft hatch, coved cornices and airing cupboard housing the central heating boiler.

### BEDROOM NO 1

4.30m x 3.65m (14' 1" x 12' 0") having UPVC double glazed windows to front and side, ceiling light point, central heating radiator and a range of fitted wardrobes, cupboards and drawer units.

### BEDROOM NO 2

3.36m x 3.34m (11' 0" x 10' 11") having UPVC double glazed window and door to rear garden, ceiling light point and central heating radiator.

### BEDROOM NO 3

3.34m x 2.40m (10' 11" x 7' 10") having UPVC double glazed window to side, ceiling light point, central heating radiator and coved cornices.



### WET ROOM/WALK-IN SHOWER

having walk-in shower with fitted shower unit, wash hand basin, low flush w.c., part tiled walls, pin spot lighting, central heating radiator and UPVC double glazed window to rear.

### OUTSIDE

#### LARGE BLOCK PAVED DRIVEWAY

providing off-road parking for several vehicles, mature shaped lawn, a variety of trees and shrubs and with ramp to front entrance.

#### ENCLOSED REAR GARDEN

with timber fencing surround, block paved patio area, mature lawn, a variety of trees and shrubs, timber garden shed and side access gate.

#### DOUBLE GARAGE

4.84m x 4.65m (15' 11" x 15' 3") having electrically operated roller shutter entrance door, power and lighting.

### 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](http://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/19/01/24

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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.