

DRAFT

8 The Oaks, Bloxwich, Walsall, West Midlands, WS3 2NY



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£295,000

This very well presented detached family home enjoys a lovely peaceful cul de sac setting close to the heart of Bloxwich town centre. Just minutes from convenient amenities, this well presented property is ideal for the family purchaser with good local schools serving the area. Occupying a corner position within the cul de sac the property benefits from an unusually large garden which is set principally to lawn with well stocked borders. To fully appreciate the extent and quality of the accommodation on offer, an early viewing would be strongly recommended.



RECEPTION VESTIBULE

approached via a UPVC double glazed entrance door and having radiator and door to:

FAMILY LOUNGE

5.14m max into bay x 4.12m (16' 10" max into bay x 13' 6") having a central feature fire surround with marble hearth and backing housing an electric fire fitment, UPVC double glazed walk-in bay window to front, radiator, stairs leading off and archway through to:

DINING ROOM

2.87m x 2.34m (9' 5" x 7' 8") having UPVC double glazed double French doors out to the rear garden, radiator and door to:

KITCHEN

2.85m x 2.80m (9' 4" x 9' 2") having ample pre-formed work surface space with base storage cupboards and drawers, matching wall mounted storage cupboards, single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring gas hob and extractor canopy, space for fridge, tiled flooring, tiled splashbacks, UPVC double glazed window to rear, radiator and door to:

UTILITY ROOM

1.57m x 1.57m (5' 2" x 5' 2") having further work surface space, space and plumbing for washing machine, wall mounted Potterton gas central heating boiler with timer, double glazed door to outside, tiled flooring, extractor fan and further door to:

FITTED GUESTS CLOAKROOM

having close coupled W.C., pedestal wash hand basin with tiled splashback, radiator and obscure UPVC double glazed window.

FIRST FLOOR LANDING

having loft access hatch and doors leading off to:



BEDROOM ONE

4.10m x 3.10m max (2.59m min) (13' 5" x 10' 2" max 8'6" min) having double glazed window to front, radiator and door to:

EN SUITE SHOWER ROOM

having tiled shower cubicle with shower fitment, vanity unit with wash hand basin, close coupled W.C., useful vanity cupboard space, radiator, obscure UPVC double glazed window, tiled splashbacks, electric shaver point and extractor fan.

BEDROOM TWO

3.60m x 2.67m (11' 10" x 8' 9") having UPVC double glazed window to front, radiator and built-in airing cupboard housing the lagged hot water cylinder and having linen shelving.

BEDROOM THREE

3.35m max x 2.64m max (11' 0" max x 8' 8" max) an 'L' shaped room having UPVC double glazed window to rear and radiator.

BEDROOM FOUR

2.85m x 2.09m (9' 4" x 6' 10") having radiator and UPVC double glazed window to rear.



FAMILY BATHROOM

having panelled bath with mixer tap, vanity unit with wash hand basin and cupboard space beneath, close coupled W.C., tiled splashback, double radiator, obscure UPVC double glazed window, electric shaver point and extractor fan.

OUTSIDE

To the front of the property is a wide tarmacadam driveway providing parking for a couple of cars flanked by lawned foregardens to each side, and gated side access leading to the rear garden. To the rear is a particularly wide garden extending on two sides of the property and is set principally to lawn with well stocked flower and herbaceous borders, fenced perimeters, patio seating area and a mature tree.

GARAGE

5.16m x 2.44m (16' 11" x 8' 0") approached via an up and over entrance door and having light and power points.

AGENTS NOTE

It should be noted the adjacent property is presently used as a children's home.



COUNCIL TAX

Band D.

TENURE

Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

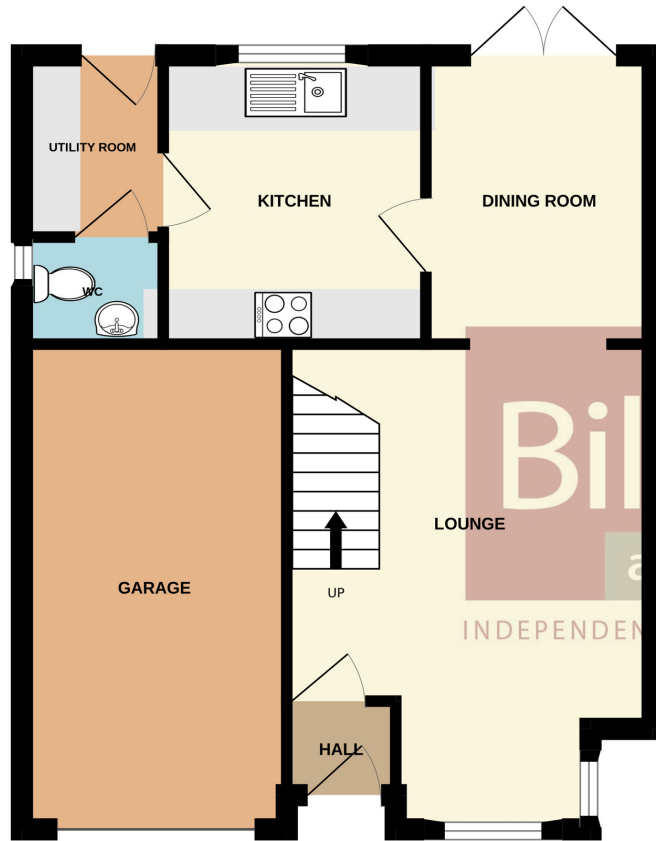
VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 16 Cannock Road, Burntwood, Staffordshire, WS7 0BJ on 01543 670 055 or burntwood@billtandy.co.uk

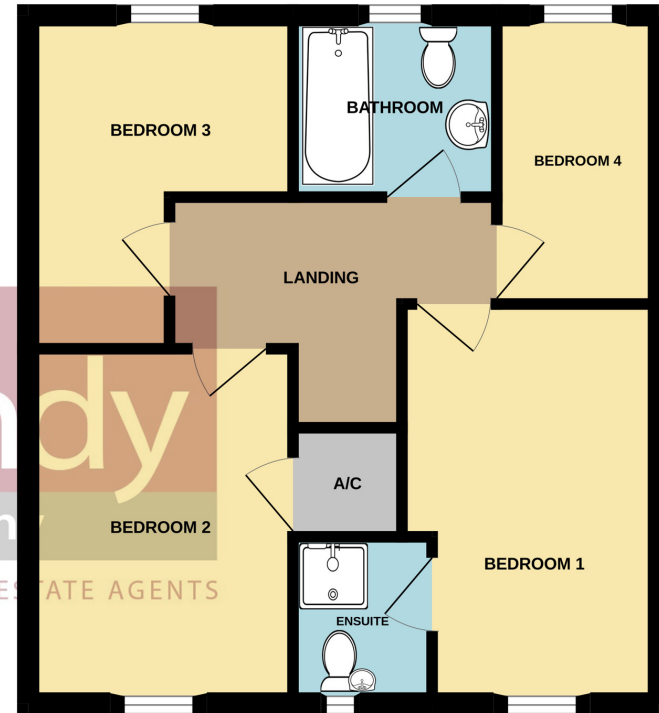
Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.



GROUND FLOOR



1ST FLOOR



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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Bill Tandy
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