



PLOT 4 THE PARKS, LICHFIELD ROAD, BLOXWICH

Superbly appointed new build, four bedroomed property known as "The Landywood", occupying a prestigious location on a private road with an electrically operated gated entrance off Lichfield Road, providing solitude, peace and tranquillity from the general rush of life.

The property is located within approximately 1km distance of local shopping facilities on Bloxwich High Street and a similar distance from King George V Memorial Playing Fields and the McArthur Glen Designer Outlet West Midlands is located within approximately 8km in a northerly direction. Outdoor pursuits are available at Cannock Chase, Sutton Park or Walsall Arboretum, all within approximately 15-20 minutes driving distance.

The property forms part of this select development by Park Homes Ltd, who have a high reputation for identifying the need for high specification and briefly comprises the following:- (all measurements approximate)

RECEPTION HALL

having UPVC entrance door, ceiling light point, central heating radiator, tiled floor and stairs off to first floor.

LOUNGE

16' 10" x 12' 6" (5.13m x 3.81m) having UPVC double glazed window to front, two ceiling light points and central heating radiator.

SUPERBLY APPOINTED BREAKFAST/DINING KITCHEN

19' 3" x 15' 8" (5.87m x 4.78m) having inset stainless steel sink unit, a full range of fitted wall, base and drawer cupboards, work tops, splash back surrounds, built-in oven and grill with additional warming drawer, four-ring electric hob and extractor hood over, integrated larder fridge and freezer, wine cooler, ceiling light points plus additional pin spot lighting, central heating radiator, tiled floor and UPVC double glazed bi-folding doors to rear garden.

UTILITY ROOM

12' 5" x 6' 0" (3.78m x 1.83m) having base cupboards with work top over, appliance space, plumbing for automatic washing machine, ceiling light point, central heating radiator, tiled floor, UPVC double glazed window to rear and UPVC door to rear garden.

GUEST CLOAKROOM

having low flush w.c., wash hand basin with tiled splash back surrounds, ceiling light point, central heating radiator, extractor fan, tiled floor and UPVC double glazed window to rear.

FIRST FLOOR LANDING

having UPVC double glazed window to rear, two ceiling light points, central heating radiator, airing cupboard and loft hatch.

BEDROOM NO 1

14' 4" x 12' 2" (4.37m x 3.71m) plus additional 6' 3" x 6' 2" (1.91m x 1.88m) having UPVC double glazed window to front, two ceiling light points, two central heating radiators and built-in mirrored wardrobes.

EN SUITE SHOWER ROOM

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

BEDROOM NO 2

11' 6" maximum x 12' 8" (3.51m x 3.86m) having UPVC double glazed window to front, ceiling light point, central heating radiator.

BEDROOM NO 3

12' 0" maximum x 10' 2" (3.66m x 3.10m) having UPVC double glazed window to rear, ceiling light point, central heating radiator.

BEDROOM NO 4

12' 0" x 10' 0" (3.66m x 3.05m) having UPVC double glazed window to rear, ceiling light point, central heating radiator.

FAMILY BATHROOM

having white suite comprising panelled bath with fitted shower attachment and glazed screen, wash hand basin, low flush w.c., part tiled walls, pin spot lighting, heated towel rail, extractor fan and UPVC double glazed window to front.

OUTSIDE

FOREGARDEN

with lawn, flower and shrub borders, DRIVEWAY providing off-road parking and with pathway to front entrance door.

INTEGRAL GARAGE

19' 6" x 9' 5" (5.94m x 2.87m) having up-and-over entrance door, power and lighting and also housing the central heating boiler.

ENCLOSED REAR GARDEN

with timber fencing surround, paved patio area and side access gate.

SERVICES

Company water, gas, electricity and mains drainage are available at the property, together with electric car charging point.. No tests have been applied in respect of any services or appliances.

TENURE

We understand the property will be sold on a FREEHOLD basis.

MAINTENANCE CHARGE

It is expected that there will be a maintenance charge payable within the site for each individual property to include the operation and maintenance of the electrically operated security entrance gate, communal gardens on the roadway into the development , which is expected to be approximately £80 per month (approximately £1,000 per annum). No documentation is available in respect of this and prospective purchasers are advised to clarify the position via their solicitors.

ENERGY PERFORMANCE CERTIFICATE

We understand that an Energy Performance Certificate will be provided upon completion which has a predicted rating of A.

COUNCIL TAX

The Council Tax band has not yet been assessed but the property will be listed for Council Tax with Walsall Metropolitan Borough Council.

VIEWING

By application to the Selling Agents on 01922 627686.

AP/LS/DBH/25/06/25

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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.