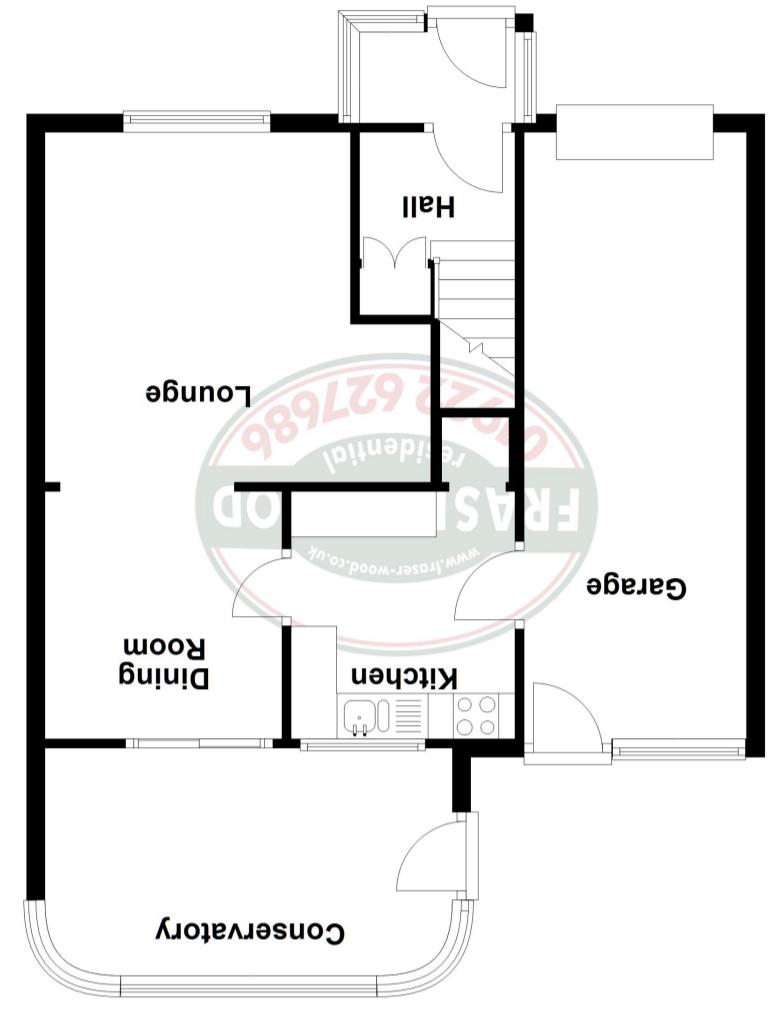
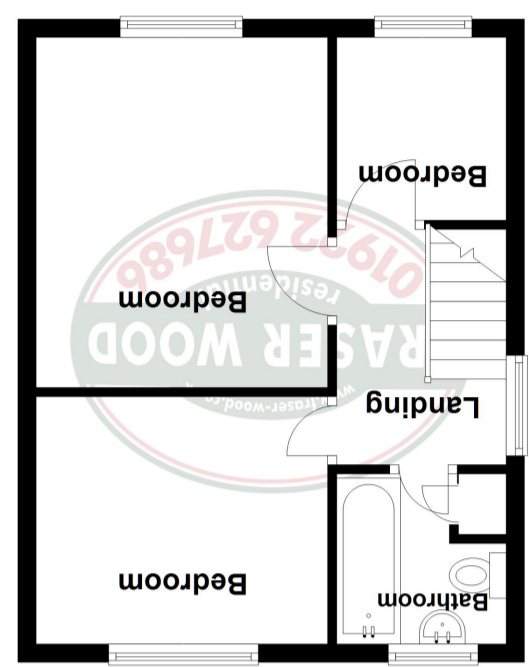




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

Energy Efficiency Rating	
Current	Potential
71	86
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	



16 Simmonds Road, Bloxwich, WS3 3PT

OFFERS REGION £210,000





## 16 SIMMONDS ROAD, BLOXWICH

Conveniently situated three bedroomed semi-detached house, located in this popular residential area of Bloxwich, being well served by all amenities including public transport services to neighbouring areas, schools for children of all ages and local shopping facilities.

Offered to the market with the benefit of no upward chain involved, the property briefly comprises the following:- (all measurements approximate)



### PORCH

having entrance door and double glazed windows.

### RECEPTION HALL

having entrance door, ceiling light point and central heating radiator, built-in store cupboard and stairs off to first floor.

### LOUNGE

4.14m x 3.68m (13' 7" x 12' 1") having UPVC double glazed window to front, ceiling light point, central heating radiator and gas fire.



### DINING ROOM

2.55m x 2.46m (8' 4" x 8' 1") having double glazed window and door to conservatory, ceiling light point and central heating radiator.

### CONSERVATORY

4.75m x 2.24m (15' 7" x 7' 4") having UPVC double glazed windows, ceiling light point and central heating radiator.



### KITCHEN

3.64m x 2.53m (11' 11" x 8' 4") having inset stainless steel sink unit, wall, base and drawer cupboards, roll top work surfaces, tiled splash back surrounds, gas cooker point, appliance space, strip light, under stairs store cupboard, UPVC double glazed window to rear and UPVC door to side garage.

### FIRST FLOOR LANDING

having UPVC double glazed window to side, ceiling light point and loft hatch.



### BEDROOM NO 1

3.68m x 3.16m (12' 1" x 10' 4") having UPVC double glazed window to front, ceiling light point and central heating radiator.

### BEDROOM NO 2

2.62m x 2.55m (8' 7" x 8' 4") having UPVC double glazed window to rear, ceiling light point, central heating radiator and range of built-in wardrobes and cupboards.

### BEDROOM NO 3

1.87m x 1.69m (6' 2" x 5' 7") having UPVC double glazed window to front, ceiling light point and central heating boiler.



### BATHROOM

having white suite comprising panelled bath with fitted shower unit, pedestal wash hand basin, low flush w.c., tiled splash back surrounds, ceiling light point, central heating radiator, airing cupboard and UPVC double glazed window to rear.

## OUTSIDE

### LAWNED FOREGARDEN

with flower and shrub borders, pathway to front door and with BLOCK PAVED DRIVEWAY providing off-road parking and access to:

### SIDE GARAGE

6.95m x 2.80m (22' 10" x 9' 2") having roller shutter entrance door, power and lighting, UPVC window and door to rear garden.

### ENCLOSED REAR GARDEN

with timber fencing surrounds, paved patio area, lawn, LARGE WORKSHOP/GARAGE with 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 C with Walsall Council.

### VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/12/06/24

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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.

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