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Energy Efficiency Rating	
Potential	Current
England, Scotland & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs	
	G (1-20)
	F (21-38)
	E (39-54)
	D (55-68)
	C (69-80)
	B (81-91)
	A (92+)
	Very energy efficient - lower running costs
83	66



1 Stokes Street, Bloxwich, WS3 2DT

OFFERS REGION £160,000

1 STOKES STREET, BLOXWICH

This traditional style semi-detached house is conveniently situated in this popular residential area, being well served by local amenities including public transport services to neighbouring areas, schools for children of all ages and local shopping facilities along Bloxwich High Street.

Offered to the market with immediate vacant possession, the property affords an excellent opportunity for the discerning purchaser or property investor and briefly comprises the following:- (all measurements approximate)

RECEPTION HALL

having entrance door, ceiling light point and stairs off to first floor.

LOUNGE

4.02m x 3.90m (13' 2" x 12' 10") having UPVC double glazed window to front, ceiling light point and central heating radiator.

KITCHEN

4.15m x 2.25m (13' 7" x 7' 5") having inset stainless steel sink unit, wall, base and drawer cupboards, roll top work surfaces, tiled splash back surrounds, gas cooker point, appliance space, ceiling light point, central heating radiator, under stairs store cupboard, tiled floor, two UPVC double glazed windows to rear and access door to lobby.

LOBBY

having ceiling light point.

GUEST W.C.

having low flush w.c., ceiling light point and central heating boiler.

SUNROOM

having windows and door to rear garden.

FIRST FLOOR LANDING

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

BEDROOM NO 1

3.21m x 2.88m maximum (10' 6" x 9' 5") having UPVC double glazed window to front, ceiling light point, central heating radiator and built-in wardrobe.

BEDROOM NO 2

3.26m x 1.88m (10' 8" x 6' 2") having UPVC double glazed window to rear, ceiling light point, central heating radiator, built-in wardrobe and built-in store cupboard.

BEDROOM NO 3

2.60m x 2.25m (8' 6" x 7' 5") having UPVC double glazed window to rear, ceiling light point and central heating radiator.

BATHROOM

having coloured suite comprising panelled bath, pedestal wash hand basin, low flush w.c., ceiling light point, central heating radiator, splash back surrounds and UPVC double glazed window to side.

OUTSIDE

LAWNED FOREGARDEN

with pathway to front entrance door.

ENCLOSED REAR GARDEN

with patio area, lawn and a variety of trees and shrubs.

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 that the property is listed under Council Tax Band A with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/10/05/24

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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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