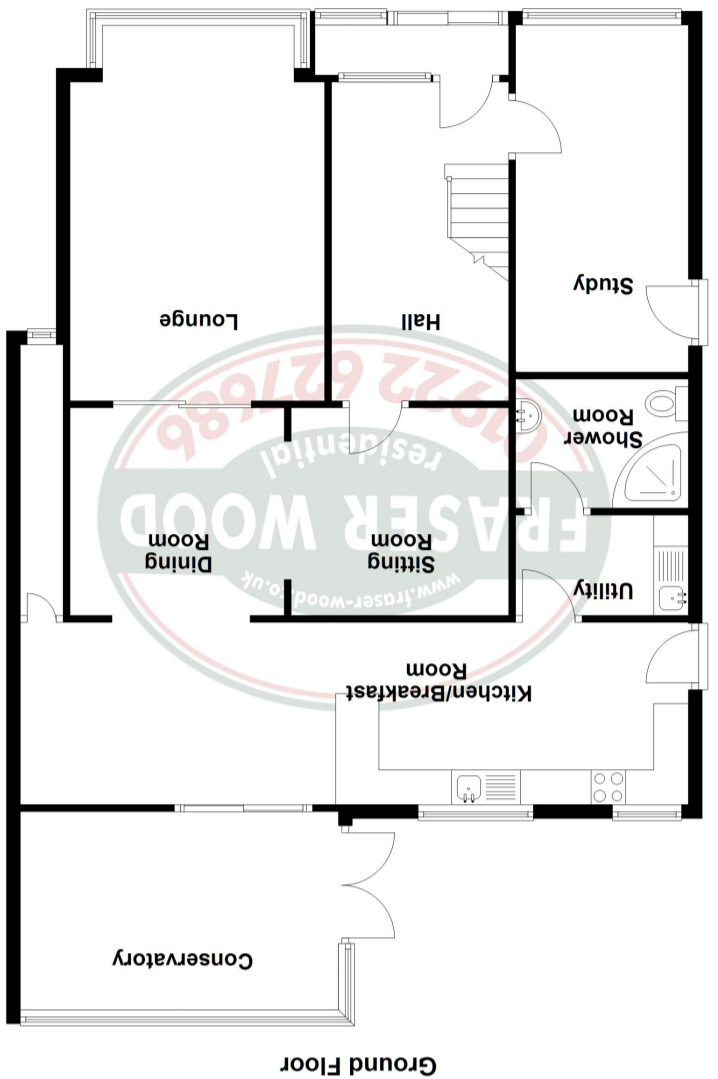
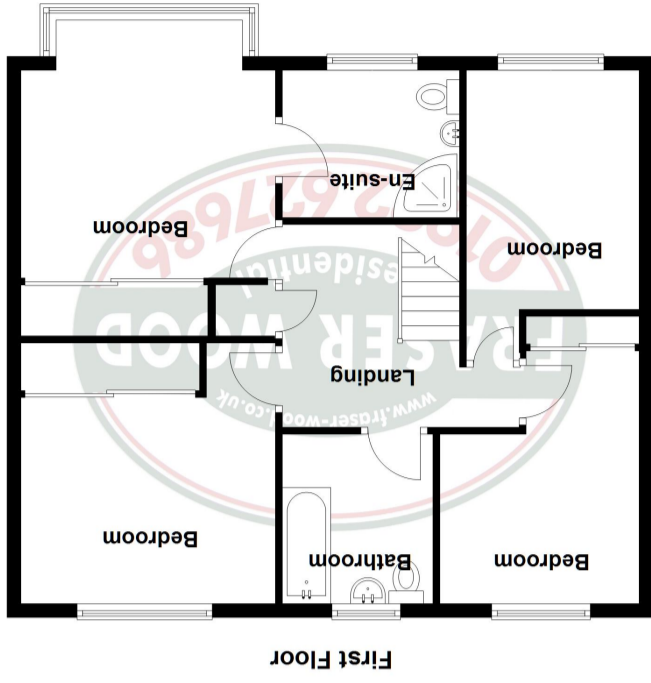




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Energy Efficiency Rating	
Current	Potential
74	81
England, Scotland & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	
A (92+) Very energy efficient - lower running costs B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20) Not energy efficient - higher running costs	



6 Oxlip Close, Tamebridge, Walsall, WS5 4RD

OFFERS OVER £465,000



6 OXLIP CLOSE, TAMEBRIDGE, WALSALL

Viewing is highly recommended to fully appreciate the spaciouly proportioned accommodation of this extended four bedroomed detached house located on the popular Tamebridge Estate.

The property is conveniently situated for all amenities including public transport services to neighbouring areas, schools for children of all ages, local shopping facilities and Tamebridge Parkway Rail Station is within only a short distance, providing regular commuter rail services to Birmingham City Centre.

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

PORCH

having UPVC sliding entrance door and wall light point.

RECEPTION HALL

having UPVC entrance door, ceiling light point, central heating radiator, under stairs storage space, under stairs store cupboard and stairs off to first floor.

LOUNGE

5.32m x 3.54m (17' 5" x 11' 7") having UPVC double glazed square bay window to front, ceiling light point, central heating radiator, brick built fireplace surround with fitted gas fire and doors to sitting room.

SITTING ROOM

6.43m x 2.96m (21' 1" x 9' 9") having two ceiling light points and central heating radiator.

DINING AREA

4.15m x 2.50m (13' 7" x 8' 2") having UPVC double glazed French doors to conservatory, ceiling light point, central heating radiator and two wall light points.

SIDE PANTRY

4.64m x 0.75m (15' 3" x 2' 6") having strip light, central heating radiator and UPVC double glazed window to front.



CONSERVATORY

4.43m x 2.82m (14' 6" x 9' 3") having UPVC double glazed windows, two wall light points, central heating radiator and UPVC double glazed French doors to rear garden.

PARLOUR ROOM/CONVERTED GARAGE

5.08m x 2.40m (16' 8" x 7' 10") having UPVC double glazed window to front, strip light, central heating radiator and UPVC door to side.

KITCHEN

4.70m x 2.48m (15' 5" x 8' 2") having inset stainless steel sink unit, wall, base and drawer cupboards, roll top work surfaces, splash back surrounds, built-in oven with six-ring gas hob and extractor hood over, appliance space, tiled floor, strip light, heated towel rail, UPVC double glazed door to side and two UPVC double glazed windows to rear.

UTILITY ROOM

1.61m x 1.08m (5' 3" x 3' 7") having inset stainless steel sink unit, wall and base cupboards, roll top work surfaces, plumbing for automatic washing machine, fully tiled walls, ceiling light point, heated towel rail and tiled floor.

SHOWER ROOM

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

FIRST FLOOR LANDING

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

BEDROOM NO 1

4.09m x 3.62m (13' 5" x 11' 11") having UPVC double glazed square bay window to front, ceiling light point, central heating radiator, built-in mirrored wardrobes and cupboards.

EN SUITE SHOWER ROOM

having shower cubicle with fitted shower unit, wash hand basin with vanity unit under, low flush w.c., fully tiled walls, pin spot lighting, heated towel rail and UPVC double glazed window to front.



BEDROOM NO 2

3.63m x 2.96m (11' 11" x 9' 9") having UPVC double glazed window to rear, ceiling light point, central heating radiator and built-in mirrored wardrobe.

BEDROOM NO 3

4.40m x 2.48m (14' 5" x 8' 2") having two UPVC double glazed windows to front, ceiling light point, central heating radiator and built-in wardrobes and cupboards.

BEDROOM NO 4

2.98m x 2.89m (9' 9" x 9' 6") having UPVC double glazed window to rear, ceiling light point, central heating radiator and built-in mirrored wardrobe.

BATHROOM

having white suite comprising 'P' shaped bath with fitted shower unit, wash hand basin with vanity unit under, low flush w.c., fully tiled walls, pin spot lighting, heated towel rail, extractor fan and UPVC double glazed window to rear.

OUTSIDE

FRONT DRIVEWAY

providing off-road parking for several vehicles and electric car charging point.

ENCLOSED REAR GARDEN

with timber fencing surrounds, paved patio area, lawn timber garden shed, planted borders and having side access gate.

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 E with Sandwell Council.

VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/15/11/24

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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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