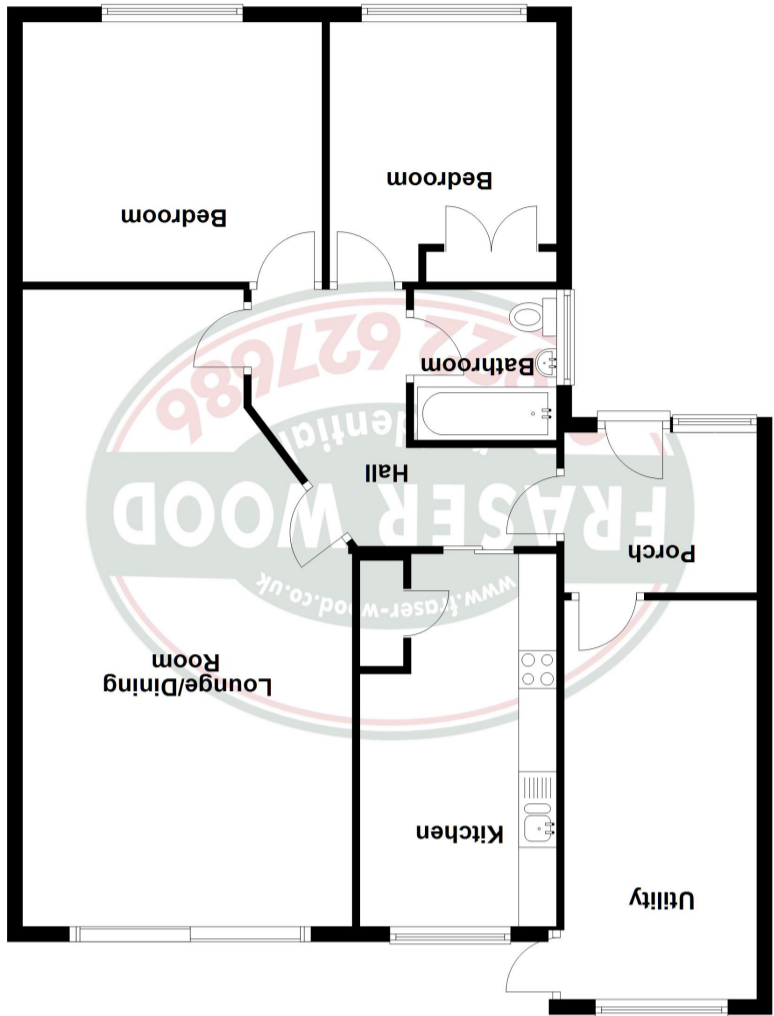




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

Energy Efficiency Rating	
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	
66	80



Ground Floor



41 Enderley Drive, Bloxwich, WS3 3PD

OFFERS REGION £320,000



#### 41 ENDERLEY DRIVE, BLOXWICH

This detached bungalow is located in this prominent and highly regarded residential area of Bloxwich, off Stafford Road, being within approximately 1.5km to 2km of local shopping facilities in Bloxwich town centre and is within reasonable walking distance of King George V Memorial Playing Fields and also Wallington Heath Pool.

Although in need of certain refurbishment, the property affords an excellent opportunity for the discerning purchaser and briefly comprises the following:- (all measurements approximate)

#### PORCH/HALLWAY

leading to:

#### L-SHAPED RECEPTION HALL

#### LOUNGE/DINING ROOM

20' x 14' (6.10m x 4.27m) plus additional 7' x 9' 4" (2.13m x 2.85m) having a feature Adam style fireplace with marble hearth and inset, electric coal effect fire, two hot water radiators and double glazed patio door leading to the rear garden.



#### PART TILED KITCHEN

16' 4" x 8' (4.98m x 2.44m) having a full range of fitted base and wall cupboards, work surfaces, inset stainless steel sink unit with mixer tap, gas hob and electric oven, UPVC double glazed window and hot water radiator.

#### BEDROOM NO 1 (Front)

12' 5" x 11' (3.79m x 3.35m) with hot water radiator and UPVC double glazed window.



#### BEDROOM NO 2 (Front)

10' 10" x 9' 6" (3.30m x 2.90m) with UPVC double glazed window, hot water radiator and two built-in double wardrobes.

#### FULLY TILED BATHROOM

having panelled bath with shower over, w.c., wash hand basin, UPVC double glazed window and hot water radiator.



#### LAUNDRY ROOM/STORE

accessed from the Porch/Hallway, 17' 2" x 8' 6" (5.23m x 2.59m) with tiled flooring, plumbing for automatic washing machine and with access to the rear garden.

#### OUTSIDE

#### LAWNED FOREGARDEN

with borders and BLOCK PAVED DRIVEWAY providing off-road parking facilities and access to:



#### CARPORT

18' 4" x 10' 4" (5.59m x 3.15m) which in turn leads to:

#### GARAGE

approximately 16' x 8' (4.88m x 2.44m) with up-and-over entrance door.

A separate SIDE ACCESS leads to the:

#### LARGER THAN AVERAGE REAR GARDEN

having pathway, mature lawn and borders affording a high degree of privacy.



#### 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 D with Walsall Council.

#### VIEWING

By application to the Selling Agents on 01922 627686.

AP/DBH/05/06/24

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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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