



11 Beech Wood Close, Bloxwich, WS3 3PL

OFFERS AROUND £495,000

11 BEECH WOOD CLOSE, BLOXWICH

This spaciously proportioned detached family residence offers exceptionally well presented accommodation which must be viewed to be fully appreciated.

The property is located in a cul-de-sac off Stafford Road, Bloxwich in this highly regarded residential area, being well served by all amenities including local shopping facilities, schools for children of all ages and public transport services to neighbouring areas

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

PORCH ENTRANCE

with double doors to front, tiled floor, pin spot lighting and inner door to:

RECEPTION HALL

having ceiling light point, wall light point, central heating radiator, under stairs storage space and stairs off to first floor.

GUEST CLOAKROOM

having low flush w.c., wash hand basin, ceiling light point, central heating radiator and double glazed window to front.

SPACIOUS LOUNGE

7.16m x 4.18m (23' 6" x 13' 9") having double glazed square bay window to front, two ceiling light points, central heating radiator, coved cornices, feature real flame effect electric fire with surround and UPVC double glazed French doors to rear garden.

SITTING ROOM

4.00m x 2.55m (13' 1" x 8' 4") having UPVC double glazed French doors to rear garden, ceiling light point, coved cornices, central heating radiator and tiled floor.





FITTED KITCHEN

6.15m x 3.32m (20' 2" x 10' 11") having inset sink unit, wall, base and drawer cupboards, granite work surfaces, slate splash back surrounds, free standing range oven with extractor hood over, middle island unit with matching granite work tops, integrated dishwasher, appliance space, two ceiling light points, feature central heating radiator, tiled floor, UPVC double glazed patio doors to rear garden, window to side and double glazed door to verandah.



VERANDAH

having doors to front and rear, two wall light points and sink unit.

FIRST FLOOR LANDING

having ceiling light point and doors off to all rooms.

BEDROOM NO 1

5.52m x 4.40m (18' 1" x 14' 5") having double glazed window to front, ceiling light point, central heating radiator, laminate flooring and a range of fitted wardrobes, cupboards and dresser unit and with double glazed window to side.



EN SUITE BATHROOM

comprising feature roll top bath with shower attachment, separate large shower cubicle with fitted shower unit, pedestal wash hand basin, low flush w.c., fully tiled walls, ceiling light point, heated towel rail, tiled floor and double glazed window to side.

BEDROOM NO 2

3.70m x 3.70m (12' 2" x 12' 2") having double glazed window to front, ceiling light point, central heating radiator, built-in wardrobes and door to BALCONY.

EN SUITE SHOWER ROOM

having walk-in shower with fitted shower unit, wash hand basin with vanity unit under, low flush w.c., fully tiled walls, tiled floor, ceiling light point, heated towel rail, extractor fan and ceiling sky light.

BEDROOM NO 3

4.35m x 3.03m (14' 3" x 9' 11") having two double glazed windows to rear, ceiling light point, central heating radiator, laminate flooring, airing cupboard, built-in wardrobe and vanity wash hand basin.



BEDROOM NO 4

3.99m x 3.42m (13' 1" x 11' 3") having double glazed window to rear, ceiling light point, central heating radiator and wooden flooring.

FAMILY BATHROOM

comprising roll top bath with feature stainless steel tap attachments, double shower cubicle with fitted shower unit, wash hand basin with vanity unit under, low flush w.c., fully tiled walls, ceiling light point, heated towel rail and double glazed window to rear.



OUTSIDE

FRONT DRIVEWAY

providing ample off-road parking facilities for several vehicles.

Side access gate to rear.

DOUBLE GARAGE

PRIVATE REAR GARDEN

recently landscaped, with patio area leading to raised garden with artificial lawn and mature borders, size Gazebo perfect to al fresco dining 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 for confirmation and prospective purchasers are advised to clarify the position via their Solicitors.

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 F with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/27/01/23

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MONEY LAUNDERING REGULATIONS

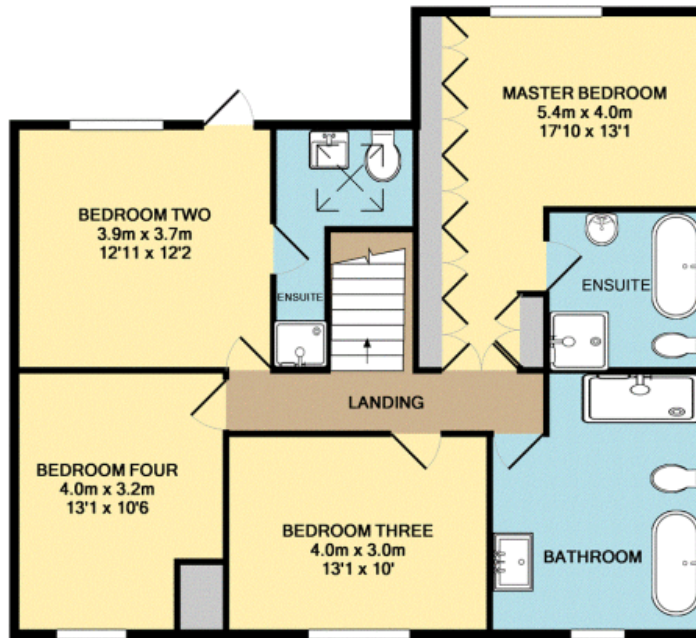
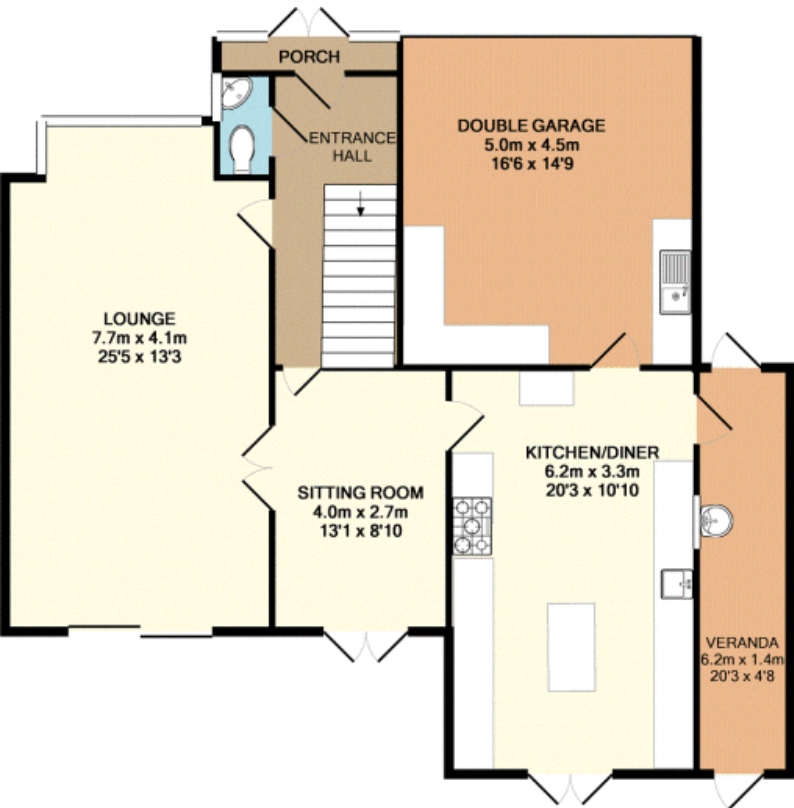
Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in providing this, in order that there will be no delay in agreeing a sale.

IMPORTANT NOTICE FOR PEOPLE VIEWING PROPERTIES

Fraser Wood (Midlands) Limited take the health and safety of our staff members and the general public seriously. We have implemented the following procedures for viewing properties safely during Covid-19. These procedures are in accordance with the Government safety guidelines and must be adhered to at all times.

- Applicants are encouraged to view the outside of a property in the first instance (if they live locally)
- Applicants are encouraged to watch the video tour (if available)
- If you still wish to view the property, then we can arrange this. Everyone must follow the Government safety guidelines.
- You cannot view a property if any party is showing symptoms or has been asked to self-isolate before going ahead with any viewing
- Only Two (adult) viewers can enter the property
- Face coverings must be worn. No face mask no entry to property
- You cannot touch any surfaces
- Viewers must maintain a minimum of 2 meters distance from others wherever possible
- You are viewing at your own risk





TOTAL APPROX. FLOOR AREA 195.5 SQ.M. (2104 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.

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