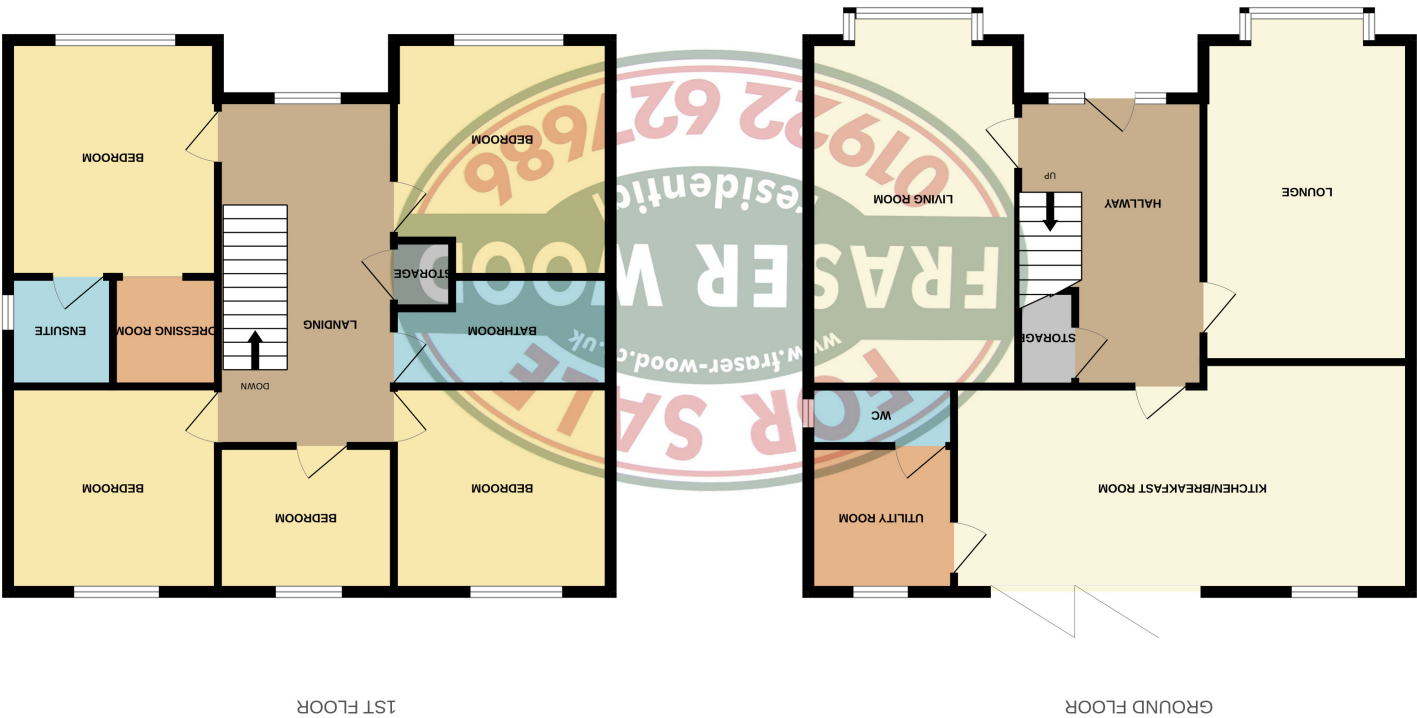




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information.
Do so particularly if you are contemplating travelling some distance to view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

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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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Plot 5 The Parks Lichfield Road,
Bloxwich, WS3 3LY

£625,000



PLOTS 5 THE PARKS, LICHFIELD ROAD, BLOXWICH

This superbly appointed, new build property known as "The Oak" occupies a prestigious location on a private road off Lichfield Road, with an electrically operated gated entrance, providing solitude, peace and tranquillity from the general rush of life.

The property is located within approximate 1km distance of the varied local shopping facilities of Bloxwich High Street and within a similar distance from King George V Memorial Playing Fields. The McArthurGlen Designer Outlet West Midlands is located within approximately 8km distance in a northerly direction. There are also varied outdoor pursuits available at Cannock Chase, Sutton Park or Walsall Arboretum, which are all within approximately fifteen/twenty minutes driving distance.

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

RECEPTION HALL

having entrance door with UPVC windows to side, two ceiling light points, central heating radiator, tiled floor, under stairs store cupboard and stairs off to first floor.

LOUNGE

18' 6" into bay x 10' 5" (5.64m x 3.17m) having UPVC double glazed square bay window to front, two ceiling light points and central heating radiator.

DINING ROOM

16' 8" x 10' 4" (5.08m x 3.15m) having UPVC double glazed square bay window to front, two ceiling light points and central heating radiator.

FITTED KITCHEN/BREAKFAST/FAMILY ROOM

22' 9" x 10' 9" (6.93m x 3.28m) having inset stainless steel sink unit, wall, base and drawer cupboards, work surfaces, splash back surrounds, built-in oven and grill with additional warming drawer, four-ring electric hob with extractor hood over, integrated larder fridge and freezer, wine cooler, ceiling light point with additional pin spot lighting, central heating radiator, tiled floor, plinth heater, UPVC double glazed window to rear and UPVC double glazed bi-fold doors to rear garden.

UTILITY ROOM

7' 3" x 7' 3" (2.21m x 2.21m) having wall and base cupboards, work surfaces with splash back surrounds, ceiling light point, central heating radiator, extractor fan, plumbing for automatic washing machine, appliance space and UPVC double glazed window to rear.

GUEST CLOAKROOM

having low flush w.c., wash hand basin with tiled splash back surrounds, ceiling light point, central heating radiator, tiled floor, extractor fan and UPVC double glazed window to side.

FIRST FLOOR LANDING

having UPVC double glazed window to front, ceiling light point, central heating radiator, airing cupboard and loft hatch. .

BEDROOM NO 1

11' 9" x 10' 6" (3.58m x 3.20m) having UPVC double glazed window to front, ceiling light point, central heating radiator and DRESSING AREA 3' 4" x 3' 2" (1.02m x 0.97m) having built-in mirrored wardrobes and pin spot lighting.

EN SUITE SHOWER ROOM

4' 9" x 5' 4" (1.45m x 1.63m) having white suite comprising shower cubicle with fitted shower unit, wash hand basin, low flush w.c., part tiled walls, pin spot lighting, heated towel rail, extractor fan, tiled floor and UPVC double glazed window to side.

BEDROOM NO 2

11' 3" x 10' 7" (3.43m x 3.23m) having UPVC double glazed window to front, ceiling light point, central heating radiator.

BEDROOM NO 3 (Rear)

10' 8" x 10' 4" (3.25m x 3.15m) having UPVC double glazed window to rear, ceiling light point, central heating radiator.

BEDROOM NO 4

10' 4" x 9' 9" (3.15m x 2.97m) having UPVC double glazed window to rear, ceiling light point, central hating radiator.

BEDROOM NO 5

9' 4" x 7' 0" (2.84m x 2.13m) having UPVC double glazed window to rear, ceiling light point and central heating radiator.

FAMILY BATHROOM

having white suite comprising panelled bath with fitted shower attachment, separate shower cubicle with fitted shower unit, wash hand basin, low flush w.c., part tiled walls, pin spot lighting, heated towel rail, extractor fan and UPVC double glazed window to side.

OUTSIDE

FOREGARDEN

with lawn, flower and shrub borders, DRIVEWAY providing off-road parking and with pathway to front entrance door.

GOOD SIZE ENCLOSED REAR GARDEN

having timber fencing surround, paved patio area, lawn and side access gate.

DETACHED DOUBLE GARAGE

19' 5" x 17' 9" (5.92m x 5.41m) having electrically operated up-and-over entrance door, power and lighting and UPVC door to side..

SERVICES

Company water, gas, electricity and mains drainage are available at the property, together with electric car charging point. No tests have been applied in respect of any services or appliances.

TENURE

We understand that the property will be sold on a FREEHOLD basis.

MAINTENANCE CHARGE

It is expected that there will be a maintenance charge payable within the site for each individual property to include the operation and maintenance of the electrically operated security entrance gate, communal gardens on the roadway into the development , which is expected to be approximately £80 per month (approximately £1,000 per annum). No documentation is available in respect of this and prospective purchasers are advised to clarify the position via their solicitors.

ENERGY PERFORMANCE CERTIFICATE

We understand that an Energy Performance Certificate will be provided upon completion which has a predicted rating of A.

COUNCIL TAX

The Council Tax band has not yet been assessed but the property will be listed for Council Tax with Walsall Metropolitan Borough Council.

VIEWING

By application to the Selling Agents on 01922 627686.

AP/LS/DBH/25/06/25

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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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