



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 errors or omissions. The plan is for illustrative purposes only and should be used as a guide only. prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to the quality or quantity of fixtures can be given.



Energy Efficiency Rating	
Potential	Current
England, Scotland & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs	
A	(92+)
B	(81-91)
C	(69-80)
D	(55-68)
E	(39-54)
F	(21-38)
G	(1-20)
	66
	82



101 Stoney Lane, Bloxwich, WS3 3RE

OFFERS REGION £365,000



101 STONEY LANE, BLOXWICH

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

Viewing is highly recommended to fully appreciate the accommodation on offer, which briefly comprises the following:- (all measurements approximate)

PORCH

having UPVC windows and entrance door.

RECEPTION HALL

having UPVC entrance door, ceiling light point, central heating radiator, coved cornices, under stairs storage space, two wall light points and stairs off to first floor.

LOUNGE

4.39m x 3.88m (14' 5" x 12' 9") having UPVC double glazed angular bay window to front, ceiling light point, central heating radiator, coved cornices, feature fireplace surround with fitted gas fire and t.v. point.

EXTENDED DINING ROOM

4.79m x 2.91m (15' 9" x 9' 7") having UPVC double glazed patio doors to conservatory, three wall light points, central heating radiator and coved cornices.

EXTENDED FITTED KITCHEN

4.55m x 2.93m (14' 11" x 9' 7") having inset sink unit, wall, base and drawer cupboards, working surfaces, tiled splashback surrounds, built-in oven with four-ring gas hob and extractor hood over, integrated fridge/freezer, integrated dishwasher, tiled floor, pin spot lighting, coved cornices and UPVC double glazed window to rear.



LOBBY

having UPVC double glazed door to rear garden, pin spot lighting, fully tiled walls and tiled flooring.

UTILITY ROOM

having plumbing for automatic washing machine, appliance space, pin spot lighting and tiled floor.

GUEST CLOAKROOM

having low flush w.c., wash hand basin, fully tiled walls, pin spot lighting, electric heater, tiled floor and UPVC double glazed window to rear.

FIRST FLOOR LANDING

having UPVC double glazed window to side, ceiling light point, loft hatch and airing cupboard housing the central heating boiler.

BEDROOM NO 1

3.66m x 3.31m (12' 0" x 10' 10") having UPVC double glazed window to rear, ceiling light point, central heating radiator, wooden flooring and coved cornices.

BEDROOM NO 2

3.30m x 3.05m (10' 10" x 10' 0") having UPVC double glazed window to front, ceiling light point, central heating radiator and coved cornices.

BEDROOM NO 3

2.71m x 2.42m (8' 11" x 7' 11") having UPVC double glazed window to rear, ceiling light point, central heating radiator and coved cornices.



BATHROOM

having white suite comprising panelled bath with fitted shower unit, wash hand basin with vanity unit under, low flush w.c., fully tiled walls, pin spot lighting, radiator, tiled floor and UPVC double glazed window to front.

OUTSIDE

GOOD SIZED DRIVEWAY

providing off-road parking for several vehicles, lawn with planted borders and pathway to front entrance door.

GARAGE

5.15m x 2.37m (16' 11" x 7' 9") having a split 70/30 door opening outwards, power and lighting.

ENCLOSED, TIERED REAR GARDEN

with paved patio area having steps leading to lawn, well stocked flower and shrub borders, a variety of trees and bushes, timber garden shed and 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 D with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/21/02/24

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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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