



Raymond Close

Bloxwich, WS2 7AG

£140,000

ficorns&co
ESTATE AGENTS

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FOR SALE



Raymond Close, Bloxwich, WS2 7AG

Acorns & Co Estate Agents are pleased to offer For Sale this Three Bedroom Semi Detached Property situated in a quiet cul-de-sac location overlooking a canal, in a sought-after location, close to local amenities, reputable schools and with good transport links. The property briefly comprises; block paved driveway to front elevation, an extended porch with door through to integral garage, entrance hallway, extended fitted kitchen, lounge area, dining area, first floor landing, storage cupboard, three bedrooms, a family bathroom, a rear patio area with secured side access, and a rear garden with a timber shed. The property also benefits from an intruder alarm system, gas central heating and UPVC double glazing. Internal viewing is highly recommended.

Approach:

The property is accessed via a block paved driveway offering ample off road parking with a low wall to front elevation, with a UPVC double glazed door into;

Entrance Porch:

With laminate flooring, inset spot lighting, a door leading to garage, and a further door through to;

Entrance Hallway:

With a single panel radiator, laminate flooring, inset spot lighting, stairs to first floor landing, and doors off to;

Lounge Area: 4.31m (14' 2") x 3.61m (11' 10")

With a UPVC double glazed window to rear elevation, a single panel radiator, inset spot lighting, two wall mounted light points, and opening into;

Dining Room: 1.80m (5' 11") x 3.61m (11' 10")

With UPVC double glazed French Doors to rear elevation, a single panel radiator, and inset spot lighting.

Extended Fitted Kitchen: 4.68m (15' 4") x 1.72m (5' 8")

With a range of: Wall mounted cupboards and base units with display cupboards, a built-in wine rack, with a roll top work surface over, incorporating a stainless steel sink unit with drainer, with mixer taps over, space for a range cooker, with extractor hood over, complimentary splash back tiling, under counter lighting, a ceramic tiled floor, two UPVC double glazed windows to side elevation, a further UPVC double glazed window to rear elevation, and inset spot lighting.

First Floor Landing:

With a UPVC double glazed window to front elevation, a single panel radiator, a useful storage cupboard, inset spot lighting, a loft hatch giving access via loft ladders to an insulated and boarded loft void with a light, and doors off to;

Bedroom 1: 3.59m (11' 9") x 3.63m (11' 11")

With a fitted range of wardrobes with part mirrored sliding doors, a single panel radiator, a UPVC double glazed window to rear elevation, and a ceiling light point.

Bedroom 2: 3.64m (11' 11") x 2.18m (7' 2")

With a UPVC double glazed window to front elevation, a double panel radiator and a ceiling light point.

Bedroom 3: 3.52m (11' 7") x 2.26m (7' 5")

With a UPVC double glazed window to rear elevation, a single panel radiator, and a ceiling light point.

Refitted Family Bathroom:

Originally a separate W.C and Bathroom, has been knocked through to create a modern spacious bathroom, comprising of a modern white suite, with a panelled bath, a pedestal wash hand basin, a modern flush low level flush W.C., a fully tiled shower cubicle with mixer taps and shower attach with glass sliding doors, a chrome effect ladder towel rail, laminate flooring, splash back tiling, two UPVC double glazed windows to side elevation, inset spot lighting, and an expel air.

Integral Garage: 2.18m (7' 2") x 3.64m (11' 11")

With a up and over door to front elevation, a side door leading to entrance porch, a ceiling light point and power sockets.

Rear Patio:

With a patio area for al fresco entertainment, with side access via a secure gate, leading onto;

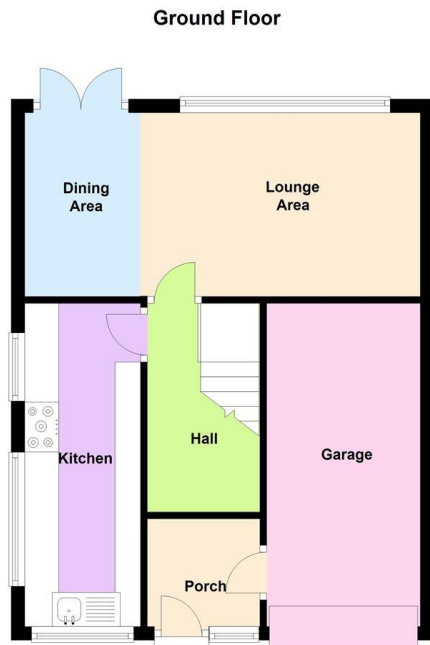
Rear Garden:

Mainly laid to lawn, with borders with mature shrubs, a timber shed, enclosed within a fenced perimeter.

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.



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

*Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates. Please feel free to relay this to your Solicitor or License Conveyor.

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