

Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact us on 01922 404446 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



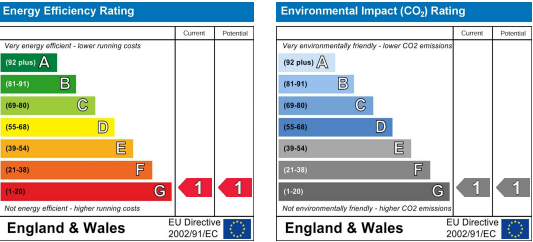
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Energy Performance Graphs



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100 Nursery Road

, Bloxwich WS3 2DS

Offers In The Region Of
£195,000 Freehold



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DESCRIPTION

Nestled on the charming Nursery Road in Bloxwich, this impressively improved semi-detached house offers a delightful blend of comfort and modern living. With three well-proportioned bedrooms and two bathrooms, this property is perfect for families or those seeking extra space.

Upon entering, you are greeted by a welcoming storm porch that leads into a spacious entrance hall. The front lounge is generously sized, providing an ideal space for relaxation or entertaining guests. The heart of the home is undoubtedly the re-fitted breakfast kitchen, which boasts integrated appliances and ample room for dining. Adjacent to the kitchen, you will find a convenient guest cloakroom/WC, enhancing the practicality of the layout.

The property also features a lovely conservatory, which invites natural light and offers a serene spot to enjoy the views of the garden. The three bedrooms are thoughtfully designed, ensuring comfort and privacy for all family members. The main bathroom is equipped with a shower, catering to modern needs.

Outside, the property benefits from ample driveway parking for up to three vehicles, a significant advantage in this area. The good-sized fore and rear gardens provide plenty of outdoor space for children to play or for hosting summer gatherings.

With gas central heating and PVCu double glazing throughout, this home is both energy-efficient and cosy. The motivated sellers are keen to find the right buyers for this wonderful property, making it an excellent opportunity for those looking to settle in a friendly neighbourhood. Don't miss your chance to view this exceptional home on Nursery Road.

The property may be more described as follows;- (all measurements approximate)

ON THE GROUND FLOOR

A PVCu DOUBLE GLAZED ENCLOSED STORM PORCH

Having a quarry tiled floor and PVCu double glazed inner door opening into the;-

COMPACT RECEPTION HALLWAY

Having an easy rise staircase leading to the first floor, built in meter cupboard, laminate flooring and door leading into the;-

FRONT LOUNGE measuring

13'7" x 13'3" (4.14 x 4.05)

The focal point of which is provided by a feature chimney breast wall incorporating a fire recess with raised tiled hearth and timber over mantle and inset downlighting. A PVCu double glazed bow window overlooks the fore garden together with a double panel radiator with thermostatic valve, coved ceiling and modern stone effect tiling to the chimney breast recesses, and door leading to the following;-

REAR DINING KITCHEN measuring

13'11" x 7'7" (4.25 x 2.3)

Comprehensively equipped in a range of beech effect base and wall units, with contrasting roll topped work surfaces incorporating a single drainer stainless steel sink unit with mixer tap, Stoves fan assisted double oven and New World four ring gas hob, with chimney style brushed chrome extractor fan over, integrated fridge and freezer, together with integrated washing machine. There is a matching breakfast bar with double panel radiator with thermostatic valve under. Ceramic floor and wall tiling to splash back areas, PVCu double glazed window to the rear aspect and useful understairs pantry, providing additional storage space.

REAR LOBBY

With ceramic tiled floor and door leading to the;-

GUESTS CLOAKS/WC

Having a low level suite, having fully tiled walls and floor and PVCu double glazed window to the rear aspect.

PVCu DOUBLE GLAZED CONSERVATORY measuring

11'3" x 7'8" (3.44 x 2.33)

Having a double panel radiator with thermostatic valve, and double opening French doors giving access to the rear patio and garden beyond.

ON THE FIRST FLOOR

A SPACIOUS LANDING AREA

Having a double panel radiator with thermostatic valve to the quarter landing, access panel to the insulated loft void and doors radiating to the following;-

FRONT BEDROOM ONE measuring

10'10" x 10'1" max (3.29 x 3.07 max)

Having a PVCu double glazed window to the front aspect, laminate

flooring and single panel radiator with thermostatic valve. A built in double wardrobe with mirrored sliding doors.

REAR BEDROOM TWO measuring

11'1" x 7'11" (3.37 x 2.41)

Having a PVCu double glazed window to the rear aspect, double panel radiator with thermostatic valve and built in airing cupboard housing the Glow Worm combination central heating boiler.

REAR BEDROOM THREE measuring

8'9" x 7'10" (2.66 x 2.38)

Having a PVCu double glazed window to the rear aspect, single panel radiator and thermostatic valve.

FULLY CERAMIC TILED BATHROOM/WC

Having a contemporary white suite comprised of panelled bath, with gravity feed shower curtain and rail, pedestal wash hand basin and low level close coupled WC, single panel radiator with thermostatic valve, PVCu double glazed window to the front aspect and laminate flooring.

OUTSIDE

To the front of the property there is an enclosed lawned fore garden with gated pedestrian and vehicular access ways, having a tarmacadam driveway with parking for up to three vehicles. Side gated entrance leading to the paved rear garden, outside cold water tap and tapering lawned rear garden with mature herbaceous borders, the whole enjoying a particularly private rear aspect screened by mature trees.

GENERAL INFORMATION

TENURE: We are advised by the Vendor that the property is Freehold,

however we have not inspected the Title Deeds and purchasers should confirm this with their solicitor prior to exchange of contracts.

COUNTIL TAX: We understand from www.voa.gov.uk that the property is listed under Council Tax Band B.

SERVICES: All mains services are assumed to be connected to the property. A BT telephone point together with a burglar alarm have been fitted in this property.

FIXTURES AND FITTINGS: Items detailed in these particulars are included in the sale and will pass with the property.

VIEWINGS: By prior telephone appointment with Marrion & Co on 01922 404446.

