

Road Map



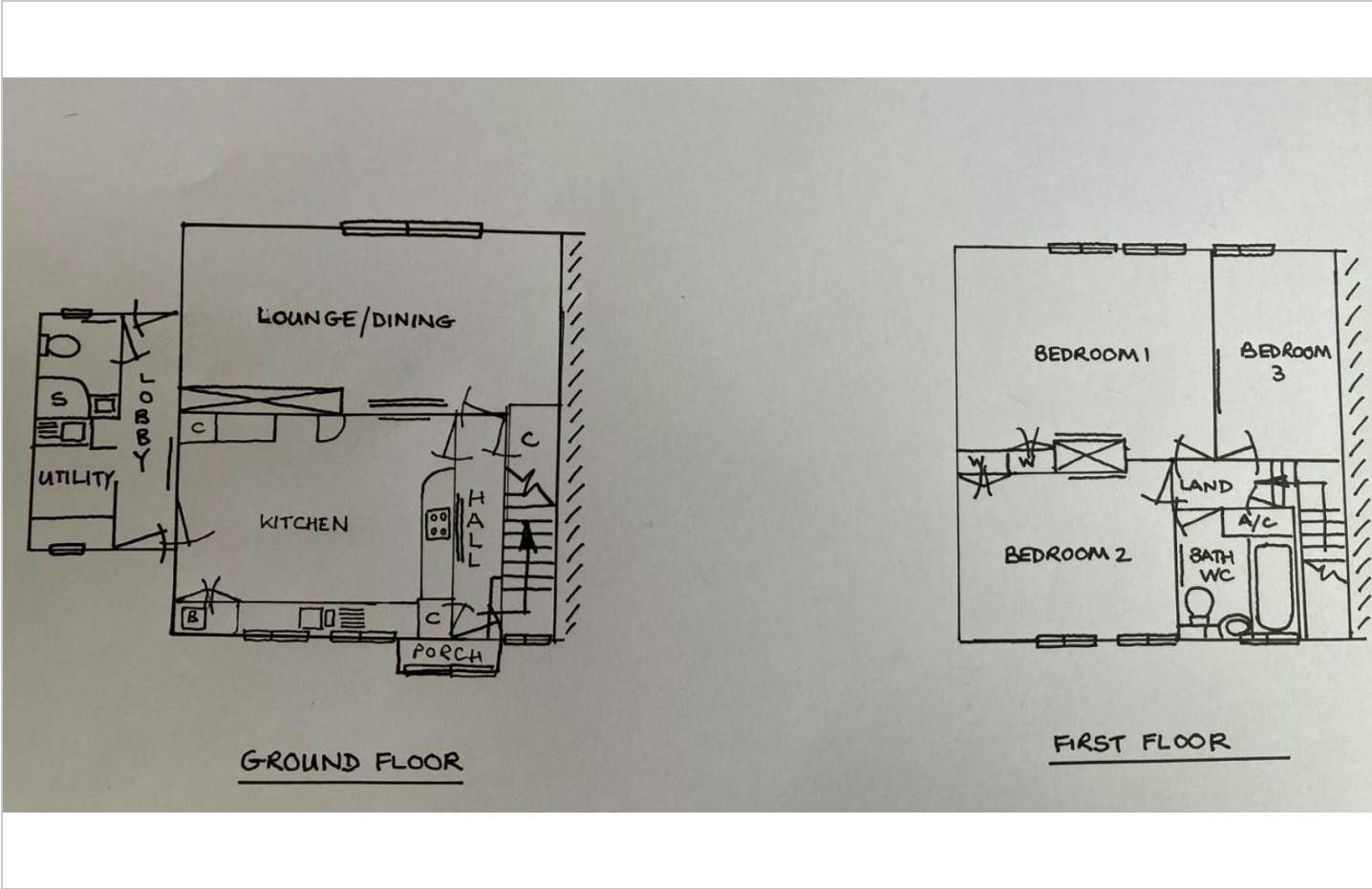
Hybrid Map



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



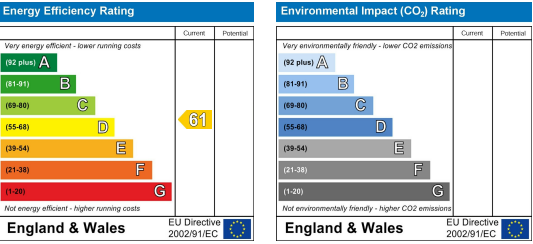
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## 49 Sneyd Hall Road

Dudley Fields, Bloxwich WS3 2NL

Offers In The Region Of

£262,500 Freehold





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## Description

Nestled on the charming Sneyd Hall Road in Bloxwich, this fully modernised semi-detached house offers a delightful blend of comfort and style. Spanning an impressive 1,033 square feet, the property boasts a large frontage and convenient vehicular access, making it an ideal choice for families or those seeking a spacious home.

Upon entering, you are greeted by a welcoming entrance hallway that features useful understairs storage. The heart of the home is the re-fitted kitchen, which is both functional and aesthetically pleasing, complemented by a utility area for added convenience. The ground floor also includes a stylish shower room/WC, perfect for guests or busy family life. The lounge is a highlight, featuring a striking media wall that creates a focal point for relaxation and entertainment.

The first floor comprises three generously sized bedrooms, providing ample space for family or guests. The re-fitted bathroom/WC is modern and well-appointed, ensuring comfort for all.

Outside, the property is surrounded by a neatly presented garden, offering a tranquil space for outdoor enjoyment. The large driveway provides ample parking, a valuable asset in today's busy world. With no onward chain, this home is ready for you to move in and make it your own.

This semi-detached house on Sneyd Hall Road is a rare find, combining modern living with practical features in a desirable location. Don't miss the opportunity to view this exceptional property.

The internal accommodation may be more fully detailed as follows;- (all measurements approximate)

## ON THE GROUND FLOOR

### AN ENCLOSED STORM PORCH

With sliding patio door leading to the inner PVCu entrance door, opening into the;-

### WELCOMING HALLWAY

Having an easy rise staircase leading to the first floor, with useful understairs storage drawers and cupboard space, double panel radiator with thermostatic valve, laminate flooring, PVCu double glazed window to the front aspect, useful built in storage cupboard and doors radiating to the following;-

## FRONT KITCHEN measuring

13'8" x 10'2" (4.17m x 3.1m)

Comprehensively equipped in a range of shaker style cream coloured base and wall units, having contrasting work surfaces, incorporating a one and a half bowl single drainer stainless steel sink unit with mixer tap, a Zanussi four ring gas hob with a chimney style matching extractor hood over, built in eye level electric Neff oven and Zanussi Microwave above, space for a fridge/freezer, single panel radiator with thermostatic valve, laminate flooring, inset ceiling lighting, built min cupboard housing the main eco compact combination/condensing boiler, two PVCu double glazed windows to the front aspect and part glazed external door leading to the;-

## SIDE ENCLOSED LOBBY

With PVCu double glazed doors to both front and rear elevations, single panel radiator with thermostatic valve, laminate flooring and being open to the;-

## UTILITY AREA measuring

7'8" max x 4'11" max (2.35m max x 1.5m max)

Incorporating a further single drainer stainless steel sink with mixer tap, work surface and plumbing connections for automatic washing machine and tumble dryer, single panel radiator with thermostatic valve and PVCu double glazed window to the front aspect.

## PART TILED GROUND FLOOR SHOWER ROOM/WC

Having a contemporary white suite, comprised of corner shower cubicle with gravity fed shower and glazed sliding doors, vanity wash hand basin, low level close coupled WC, chromium heated towel rail and PVCu double glazed window to the rear aspect.

## FULL WIDTH REAR LOUNGE/DINING ROOM measuring

21'1" x 10'2" max (6.45m x 3.1m max)

The focal point of which is provided by a media wall with concealed lighting, double panel radiator with thermostatic valve, PVCu double glazed sliding patio door leading to the rear garden and laminate flooring.

## ON THE FIRST FLOOR

### A CENTRAL LANDING AREA

With access panel and folding down ladder leading to the boarded loft space, airing cupboard with additional storage and doors radiating to the following;-

## REAR BEDROOM ONE measuring

13'10" x 9'6" max (4.22m x 2.9m max)

Having a built in double wardrobe with shelving and hanging space, single panel radiator with thermostatic valve and two PVCu double glazed windows to the rear aspect.

## FRONT BEDROOM TWO measuring

10'5" max x 10'2" (3.2m max x 3.1m)

Having two PVCu double glazed windows to the front aspect, single panel radiator with thermostatic valve and built in double wardrobe providing shelving and hanging space.

## REAR BEDROOM THREE measuring

9'6" x 6'10" (2.9m x 2.1m)

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

## PARTLY TILED FAMILY BATHROOM/WC

Having a contemporary white suite comprised of panelled bath with instant electric shower over and glazed screen, pedestal wash hand basin, low level close coupled WC, PVCu double glazed window to the front aspect, chromium heated towel , laminate flooring and extractor fan.

## OUTSIDE

To the front of the property, there are both vehicular and pedestrian wrought iron gates providing access to the Crete print driveway and planted borders, providing ample parking for several vehicles and potential parking for a caravan/boat. There is also an additional gravelled storage area with space for a garden shed and a triangular shaped level rear garden with Porcelain paved patio, newly laid lawn and decked area to the rear sun trap.



## GENERAL INFORMATION

TENURE: It is assumed that the subject property is Freehold.

COUNCIL TAX: We understand from [www.voa.gov.uk](http://www.voa.gov.uk) that the property is listed under Council Tax A.

SERVICES: All mains services are assumed to be connected to the property.

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

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