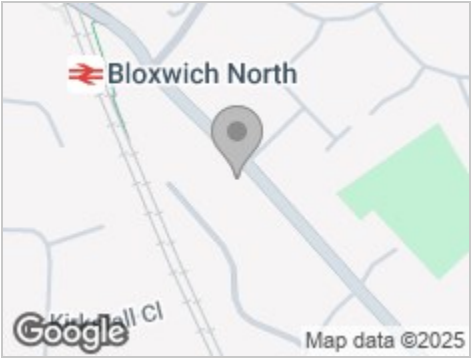


Road Map



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.



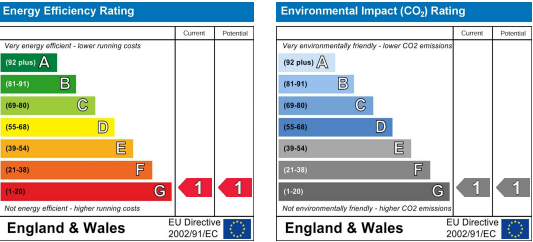
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Energy Performance Graphs



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255 Broad Lane

, Bloxwich WS3 2TH

Offers Over £190,000 Freehold



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DESCRIPTION

This 3 bedroom end terraced house has been completely refurbished to a very high standard with works carried out including new PVCu windows throughout, re-wiring, newly fitted kitchen, newly fitted carpets and redecoration throughout and is available immediately. This deceptively spacious two storey Victorian end town house fronts directly onto the pavement, and benefits from a substantial detached garage and outbuildings, approached over a vehicular right of way to the rear.

Being within easy walking distance of Bloxwich Town Centre, the property is well placed with good access to all usual local amenities. These include frequent and regular public transport services, schools catering for children of all age groups and places of public worship. Nearby King George V Memorial Playing Fields provide excellent recreational facilities and complete this attractive and deceptively spacious home of which internal viewing is highly recommended.

The gas centrally heated and PVCu double glazed accommodation briefly includes the following;- (all measurements approximate)

ON THE GROUND FLOOR

A PVCu DOUBLE GLAZED ENTRANCE DOOR

Opens into the;-

RECEPTION ROOM ONE measuring

13'0" x 10'6" (3.95 x 3.2)

Having PVCu double glazed window to front elevation, panel radiator with thermostatic valve and door leading through to;

INNER LOBBY

Having door to WC with extractor fan and further door to the;-

RECEPTION ROOM TWO measuring

13'0" x 11'3" (3.95 x 3.43)

Having a PVCu double glazed window overlooking the rear garden together, radiator, enclosed easy rise staircase to first floor and door to the;-

EXTENDED RE-FITTED REAR KITCHEN measuring

15'7" x 6'11" max (4.75 x 2.1 max)

Comprehensively equipped in a range of modern base and wall units having contrasting work surfaces incorporating a one and a half bowl single drainer stainless steel sink unit with mixer tap. Built in electric oven. Hob with extractor hood over, space and plumbing for washing machine, space for fridge/freezer, led spot lighting to ceiling and door leading to rear garden.

ON THE FIRST FLOOR

A CENTRAL LANDING AREA

Has a PVCu double glazed window to the side aspect, radiator and doors leading through to bedroom one, bedroom three, family bathroom and door with stairs leading to second floor accommodation.

FRONT BEDROOM ONE measuring

13'0" x 10'6" (3.95 x 3.2)

Having PVCu double glazed window to front elevation, radiator and wall mounted television point.

REAR BEDROOM TWO measuring

9'9" (max) 8'3" (min) x 8'0" (2.97 (max) 2.51 (min) x 2.44)

Having PVCu double glazed window to rear elevation and radiator.

PRINCIPAL BATHROOM/WC

Having a contemporary replacement white suite comprised of 'P' shaped bath with gravity feed shower and glazed screen, low level close coupled WC, pedestal wash hand basin, radiator, chromium heated towel rail, ceramic tiling to part wall height and PVCu double glazed window to the rear aspect.

ON THE SECOND FLOOR

BEDROOM TWO / LOFT ROOM measuring

16'0" (max) x 12'10" (max) (4.88 (max) x 3.91 (max))

Having PVCu double glazed window to side elevation, double glazed Velux style window and radiator.

OUTSIDE

To the rear of the property there is a substantial block work constructed garage and outbuilding.

UTILITY AREA measuring

10'10" x 7'1" (3.31 x 2.15)

Having further lighting and power.

REAR GARDEN

Is fully enclosed and is laid to an attractive and tiered paved area and bin store. There is also a small enclosed rear yard with pedestrian gated entrance to the side elevation.

