

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.



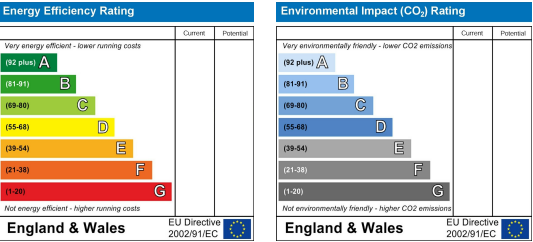
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Energy Performance Graphs



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46 Tewkesbury Road

Bloxwich, Walsall WS3 2RW

Offers In The Region Of £115,000



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FULL DESCRIPTION

Believed to date from the late 1950's, this well constructed two storey mid town house was completed to good quality Corporation specifications of its day, and provides deceptively spacious internal proportions. Most worthy of early internal viewing, the property requires a degree of modernisation and improvement. Offered with the benefit of no onward chain, and therefore the possibility of an early completion, gas central heating and PVCu replacement double glazing have already been installed.

Off road parking is provided to the front, together with easily managed gardens to front and rear. The location is conveniently placed within easy commuting distance of major Towns and City Centres. Frequent and regular public transport services are available, together with schools catering for children of all age groups. Nearby Junction 10 of the M6 Motorway also allows easy access to the Midland Motorway Network.

The Bloxwich area provides a wide choice of sporting, social and recreational facilities that can be enjoyed at your leisure. The accommodation may be more fully detailed as follows;- (all measurements approximate)

ON THE GROUND FLOOR

A TILED CANOPY PORCH

with timber single glazed entrance door and side window open into the;-

RECEPTION HALLWAY

having a coved ceiling, single panel radiator, easy rise

staircase to the first floor, and a multi glazed door leading into the;-

FRONT LOUNGE measuring

13'11" x 12'6" (4.26m x 3.82m)

the focal point of which is provided by a chimney breast wall and brick built fireplace with raised hearth and inset gas fire. There is a double panelled radiator with thermostatic valve, coved ceiling and walk in PVCu double glazed bay window overlooking the fore garden. A multi glazed door leads to the;-

REAR DINING ROOM measuring

10'7" x 9'7" (3.24m x 2.93m)

the focal point of which is provided by a diagonal chimney breast wall with wall mounted gas fire and Yorkstone surround, coved ceiling, wall mounted Vaillant combination/condensing boiler, PVCu double glazed window to the rear, base units with work surfaces and useful understairs storage cupboard. A concertina door leads into the;-

REAR KITCHEN measuring

8'7" x 6'10" (2.62m x 2.1m)

having a single drainer stainless steel sink unit, space for a cooker, base units, PVCu double glazed window to the rear and personal door to the rear garden.

GUESTS CLOAKS/WC

with low level suite and maserator.

ON THE FIRST FLOOR

SPACIOUS LANDING AREA

has an access panel to the loft space, useful built in storage cupboard and doors radiating to the following;-

FRONT BEDROOM ONE measuring

13'11" x 10'8" (4.25m x 3.27m)

with double panel radiator and thermostatic valve, and two PVCu double glazed windows to the front aspect.

REAR BEDROOM TWO measuring

13'1" max x 9'10" (4m max x 3m)

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

FRONT BEDROOM THREE measuring

8'8" x 8'2" (2.66m x 2.5m)

having a built in cupboard above the stairwell, single panel radiator with thermostatic valve, PVCu double glazed window to the front aspect and coved ceiling.

PARTLY TILED BATHROOM

having a white suite comprised of vanity wash hand basin, panelled bath with instant electric shower, curtain and rail, single panel radiator and PVCu double glazed window to the rear aspect.



SEPARATE WC

having a low level suite and PVCu double glazed window to the rear aspect.

OUTSIDE

to the front of the property there is parking for one car, together with enclosed fore garden. The rear garden is fully enclosed having a crazy paved patio and lawn beyond. There is space for a garden shed and mature shrubs and trees.

GENERAL INFORMATION

TENURE: We are advised by the Vendor that the property is Freehold on completion of sale, however we have not inspected the Title Deeds and purchasers should confirm this with their solicitor prior to exchange of contracts.

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

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

