



**Simmonds Road | Bloxwich, Walsall | WS3 3PT**  
Offers Over £285,000

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estate agents

## Summary

\*\*MUCH IMPROVED THREE BEDROOM SEMI DETACHED HOME \*\* LARGE KITCHEN DINER \*\* IMMACULATELY PRESENTED \*\* LANDSCAPED REAR GARDEN \*\* CANAL SIDE LOCATION\*\* HOME OFFICE/ STUDY \*\* GUEST WC \*\* DRIVEWAY \*\* POPULAR LOCATION\*\*

Webbs Estate Agents are pleased to bring to market this much improved three bedroom semi detached home. The enviable position of the garden being canal side is perfect for outdoor entertaining, being within and easy reach of local amenities, including High street shops, school at nearby Bloxwich Town Centre.

In brief this home offers: Driveway to the front, porch, entrance hall, lounge, dining area, fitted breakfast kitchen, snug/office and guest WC.

On the first floor there are three generous bedrooms and family bathroom.  
To the rear is a private and enclosed landscaped rear garden situated on the canal side to the back.  
Call us today to view this immaculately presented family home on 01922 663399

## Key Features

- THREE BEDROOM SEMI DETACHED HOME
- GARDEN HAS CANAL SIDE LOCATION
- ENVIOUS KITCHEN DINER
- GUEST WC
- LANDSCAPED REAR GARDEN
- IMMACULATELY PRESENTED
- POPULAR RESIDENTIAL ESTATE
- DOWNSTAIRS OFFICE/SNUG
- DRIVEWAY
- CALL TODAY ON 01922 663399 TO SECURE YOUR VIEWING

## Rooms and Dimensions

### Porch

### Hall

### Lounge

15'1" x 11'10" (4.60m x 3.61m)

### Dining Area

9'10" x 8'9" (3.02m x 2.67m)

### Breakfast Kitchen

15'8" x 9'8" (4.78m x 2.97m)

### Snug/Office

8'10" x 7'10" (2.7m x 2.4m)

### Guest WC

### Landing

### Family Bathroom

### Bedroom One

15'1" x 10'5" (4.60m x 3.18m)

### Bedroom Two

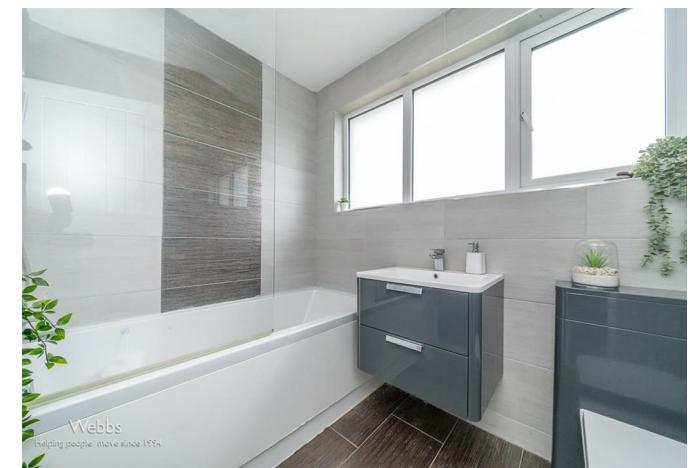
10'0" x 10'0" (3.07m x 3.05m)

### Bedroom Three

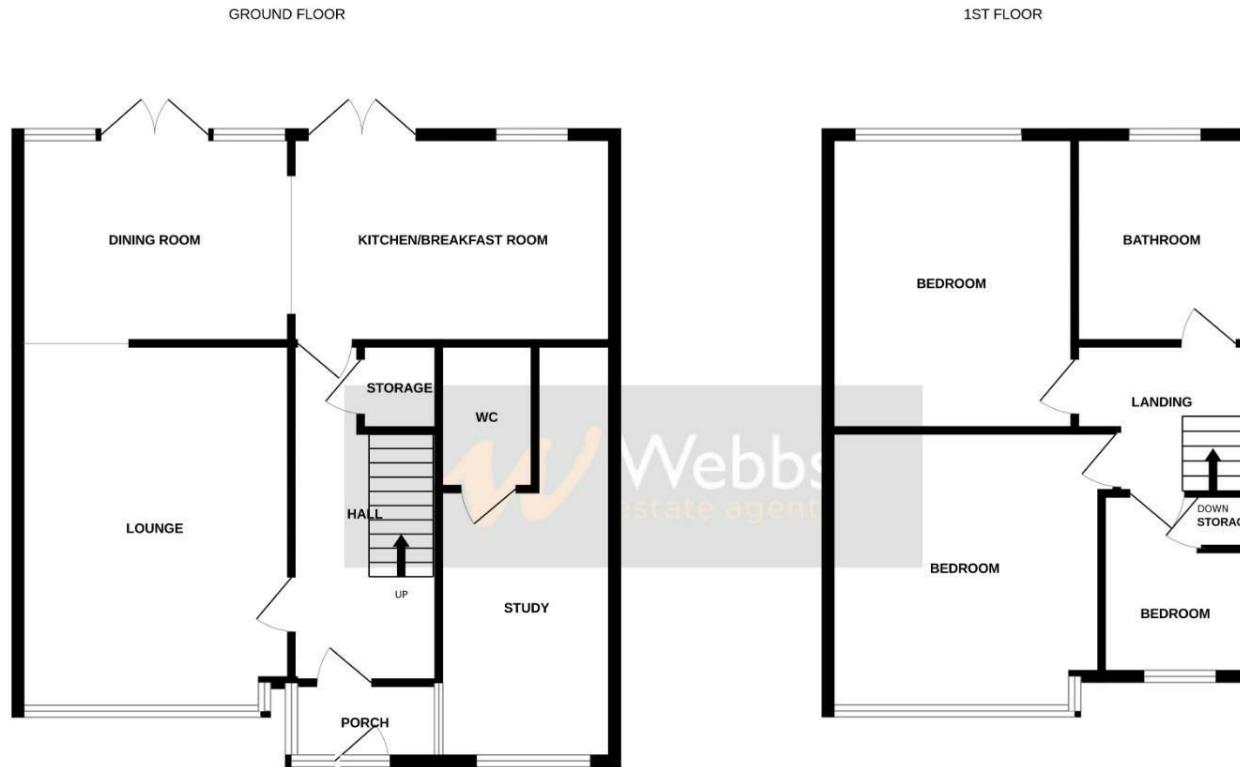
9'8" x 7'1" (2.95m x 2.18m)

### Driveway

### Rear Garden







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other features are not guaranteed. No responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions	86	G
91-100	83-90	72	72
81-90	73-80		C
71-80	63-70		D
61-70	51-60		E
51-60	41-50		F
41-50	31-40		G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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