



4 Par Court, Bloxwich, Walsall, West Midlands, WS3 3DS

£460,000 Freehold



- Impressive Detached Family Home
- Granite Kitchen Worktops
- Detached Double Garage
- Prestigious Development
- Upgraded Fixtures & Fittings
- Bespoke Lighting
- Views over Bloxwich Golf Club
- Excellent Energy Efficiency Rating (B-84)



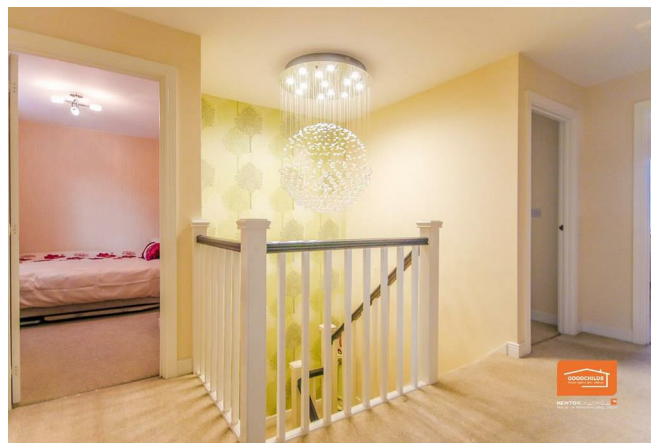
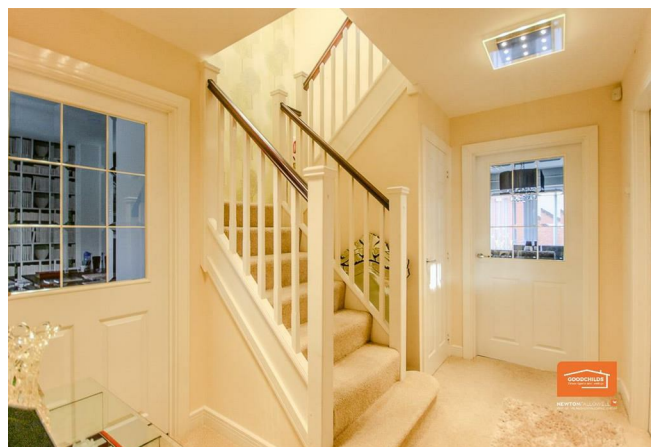




Par Court  
Walsall  
WS3 3DS

**£460,000 Freehold**

'THE LEAMINGTON' IS A FIVE BEDROOM DETACHED FAMILY HOME BUILT IN 2013 BY BELLWAY HOMES IN THIS PRESTIGIOUS DEVELOPMENT OVERLOOKING BLOXWICH GOLF COURSE.





Goodchilds Exclusive Homes are delighted to offer this immaculately presented family home located in an exclusive modern Bellway development named The Green, just off Stafford Road in Bloxwich. This impressive detached five bedroom property is set on a generous plot on the corner of Par Court and Sanstone Road with superb views over Bloxwich Golf Course. The property benefits from high quality fixtures and fittings throughout including granite work surfaces, porcelain tiles, refitted bathrooms and bespoke lighting. To the front of the property is a portion of land on the corner of the cul-de-sac and Sanstone Road included in the sale.

### Entrance Hall

A welcoming hallway with a guest cloakroom, two storage cupboards and stairs leading to the first floor. The first room off the hallway is the study.

### Study

2.95m x 2.31m (9'8" x 7'7")

### Lounge

4.57m x 4.09m (15' x 13'5")

### Kitchen/Diner

9.78m x 3.51m (32'1" x 11'6")

A superb family living kitchen with integrated appliances, porcelain tiled flooring, granite worktops and two sets of French doors opening to the rear garden.

### Utility Room

### First Floor Landing

The main feature of the landing is the central staircase with feature chandelier.

### Master Bedroom

3.99m x 3.66m (13'1" x 12')

The master suite has fitted wardrobes and an en-suite bathroom

### En-Suite

### Bedroom Two

4.24m x 3.66m (13'11" x 12')

The second bedroom has fitted wardrobes and an en-suite shower room.

### En-Suite 2

### Bedroom Three

3.99m x 2.13m (13'1" x 7')

### Bedroom Four

3.15m x 2.49m (10'4" x 8'2")

### Bedroom Five

2.49m x 2.44m (8'2" x 8')

### Bathroom

A luxuriously styled bathroom with separate shower cubicle.

### Rear Garden

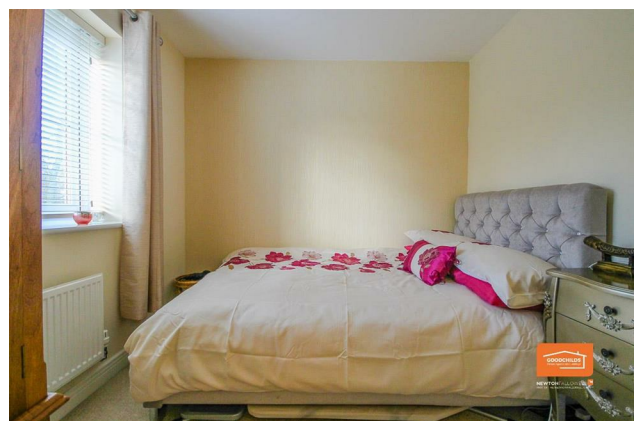
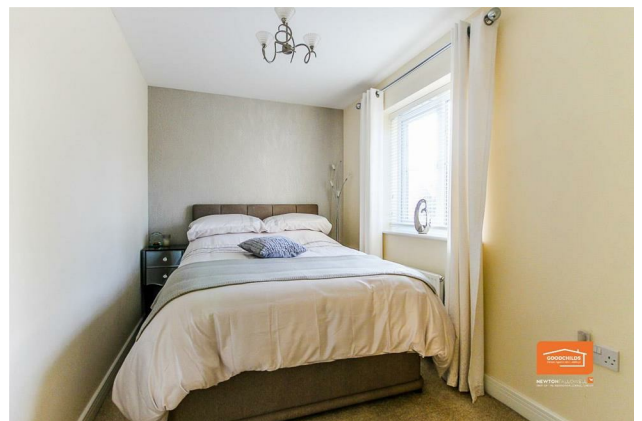
A private walled rear garden with a door to to the double garage.

### Detached Double Garage

Double garage with electric, lights and up and over doors to the driveway.

### Land to the Front

Opposite the property is a small plot of land included with the purchase.

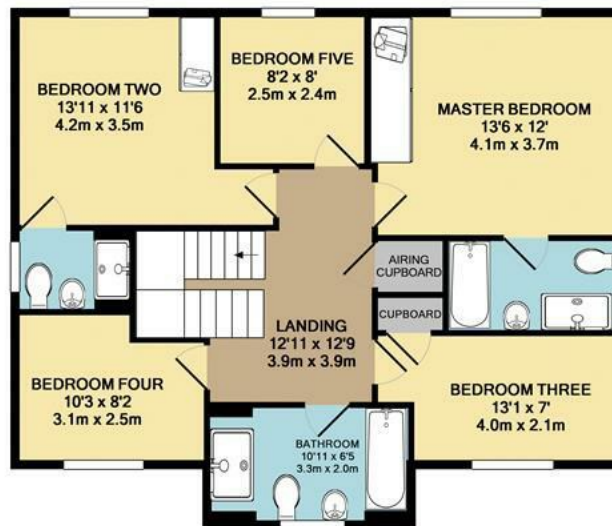


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	92
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A		85	92
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR  
APPROX. FLOOR  
AREA 815 SQ.FT.  
(75.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 806 SQ.FT.  
(74.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1620 SQ.FT. (150.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and 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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