



**EDWARDS MOORE**

THE ESTATE AGENCY



**'The Manse' 68, Lichfield Road, Bloxwich, Walsall, West Midlands, WS3 3LY**

**Offers in the Region of £400,000**

## The Property

Edwards Moore The Estate Agency are delighted to offer for sale this exceedingly attractive and deceptively spacious large, detached, period residence. Offering exceptionally well maintained and spacious family living accommodation and double pedestrian gate with further parking to the side, early internal inspection is highly recommended in order to appreciate the well planned accommodation. There are schools for children of all ages including Bloxwich Academy on Lichfield Road, recreational facilities at Bloxwich Golf Club and motorway access to the M6 and Toll Road. With gas fired central heating the property in greater detail comprises:

**Vestibule** hardwood door to front, Minton tiled flooring, delightful glazed light leaded window, side paneling and leading into:

**Spacious Reception Hall** with attractive staircase off to first floor, double central heating radiator, Minton tiled flooring throughout, original feature floor and side paneling into the rear garden, door off to:

**Understair Storage Cupboard** with tiled flooring, coat hanging and light point.

**Living/ Dining Room** 26' 3" x 13' 0" (7.99m x 3.96m) having original feature sash window to front together with upvc double glazed bay window with patio door to the rear, two central heating radiators, together with two feature fireplaces, one with wood burning stove with tiled hearth and the second with tiled hearth and attractive surround, strip wooden flooring, again moulded cornice to ceiling and ornate ceiling rose and ceiling light point.

**Sitting Room** 18' 1" x 13' 1" (5.51m x 3.98m) having original bay window to front with window to side, central heating radiator beneath, together with second central heating radiator, power points, television aerial point, the focal point being a feature fireplace with briquette surround, strip wooden flooring, moulded cornice to ceiling, ornate ceiling rose and ceiling light

point.

**Impressive Extended Breakfast Kitchen Area** 20' 0" x 15' 0" (6.09m x 4.57m) The kitchen having upvc double glazed leaded bay to the side with double opening patio doors onto the patio area, exposed beams together with two Velux windows to ceiling, further original sash window to side giving a good degree of natural light and airy feel, there is an extensive range of matching wall cupboards with base units beneath with work surface incorporating Belfast Sink with mixer tap above, display cabinets, wine rack, feature island which has six ring gas burning stove with oven beneath and again further cupboard space, power points, part tiling to walls, exposed wooden flooring, central heating radiator, power points.

**Living Area** 13' 5" x 13' 0" (4.09m x 3.96m) offering a focal point of another feature fireplace housing wood burning stove and exposed brick, further ornate ceiling rose, cornice to ceiling and ceiling light point.

**Pantry** 8' 11" x 4' 11" (2.72m x 1.50m) which has original sash window to side, cold slab, shelving, space and plumbing for washing machine and dryer, wall mounted Worcester 35CDi central heating boiler, power points and ceiling light point.

**Utility** 9' 9" x 6' 6" (2.97m x 1.98m) which offers upvc double glazed patio door out to the rear garden and window overlooking the garden, space and plumbing for washing machine and dryer, together with central heating radiator, power points, matching base units incorporating circular stainless steel sink unit and mixer tap above, extractor, cornice to ceiling and ceiling light point. Door off to:

**Tiled Wet Room** which has upvc double glazed obscure window to rear, ladder style heated towel rail, wall mounted wash hand basin with vanity unit beneath with mixer tap above, low level W.C and wall mounted





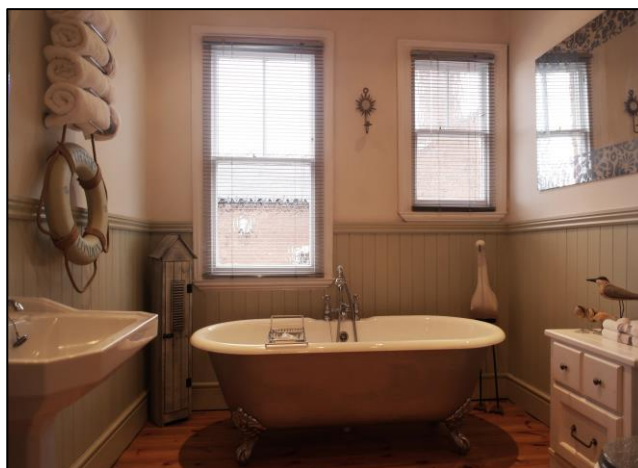
shower unit with glazed screen, extractor and inset ceiling spot lights.

**Landing** On the first floor stairs lead to landing with feature sash window to rear, loft access, central heating radiator, strip wooden flooring, cornice to ceiling and ceiling light point. Doors to the following:

**Master Bedroom Suite** 12' 9" x 11' 10" (3.88m x 3.60m) having two original sash windows to front, double central heating radiator, power points, strip wooden flooring, cornice to ceiling, ornate ceiling rose and ceiling light point. Archway gives access into:

**Ensuite Shower Room** which has original feature obscure sash window to front, low level W.C, pedestal wash hand basin, enclosed shower cubicle being fully tiled and having power shower and height adjustable hose, cornice to ceiling and inset ceiling spot lights.

**Bedroom Two** 12' 11" x 12' 3" (3.93m x 3.73m) which has two original sash windows one to rear and one to side, double central heating radiator, power points, television aerial point, strip wooden flooring, cornice to ceiling, ornate ceiling rose and ceiling light point.



**Bedroom Three** 12' 3" x 12' 4" (3.73m x 3.76m) Two original feature sash windows to front, double central heating radiator, power points, television aerial point, the focal point being a feature fireplace with attractive surround, cornice to ceiling, ornate ceiling rose and ceiling light point.

**Bedroom Four** 12' 2" x 11' 0" (3.71m x 3.35m) original sash window to rear, double central heating radiator, power points, cornice to ceiling, ornate ceiling rose and ceiling light point.

**Impressive, Refitted Bathroom** 9' 1" x 8' 1" (2.77m x 2.46m) which has half paneling to walls, two original obscure sash windows to side, double central heating radiator, matching white suite comprising low level W.C, wash hand basin, free standing roll top bath with telephone style shower fittings together with cornice to ceiling and inset ceiling spotlights.

**Outside** To the front the property is set back from the road beyond a large tarmac driveway providing ample off street parking which is bound by dwarf retaining wall, together with shrubs and planting. To the rear of the property is an impressive, well maintained, private rear garden consisting of large paved patio areas with steps leading to a shaped lawned area with shrubs and planting, trellis covering which leads through to a separate detached garage with further double gates to the side, which is approached by a private driveway along the side of Lichfield Road offering further off road parking or storage potential.

**EPC Rating:** TBC

**Tenure:** Freehold

**Council Tax:** E

**Fixtures and Fittings:** All items specified in these sales particulars pass with the property.

**Viewing:** By prior telephone appointment with Edwards Moore, Aldridge office on 01922 615222



Estate House  
Darwall Street  
Walsall  
WS1 1DA  
01922 615222  
Wallsales@edwardsmoore.co.uk  
www.edwardsmoore.co.uk

NOTE TO PROSPECTIVE PURCHASER

It is our intention to prepare these particulars as accurately as possible. If you require clarification on any points please call us before viewing especially if you are travelling a great distance. Purchasers please note that none of the services mentioned have been tested nor have any fitted gas, electrical or other appliances referred to in these details. It is suggested that purchasers should have these independently checked prior to an exchange of contract.