



8 Stamping Way, Bloxwich, Walsall, WS3 2LG

Offers Over £240,000 Freehold



- Three Storey Detached Property
- Ground Floor WC
- En-Suite To Master
- Close to Walsall Academy & Bloxwich High Street
- Short Walk to King George V Playing Fields
- Driveway & Garage
- Four/Five Bedrooms
- Recently Landscaped Rear Garden
- 0.5 Miles to Bloxwich Train Station
- EPC - C (78)





Stamping Way
Walsall
WS3 2LG

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IMMACULATELY PRESENTED DETACHED FAMILY HOME BUILT BY BARRATT HOMES IN 2012 AND LOCATED ON THE POPULAR BRIDLES DEVELOPMENT WITHIN EASY REACH OF THE WALSALL ACADEMY, BLOXWICH HIGH STREET, KING GEORGE V PLAYING FIELDS AND BLOXWICH TRAIN STATION.





Goodchilds Estate Agents are delighted to present this deceptively spacious three storey detached family home located on a recently built Barratt Homes development within easy reach of local facilities including shops in Bloxwich High Street, the Walsall Academy School, King George V Playing Fields, Reedswood Retail Park and a short walk to Bloxwich Train Station providing links to Lichfield and to Birmingham New Street.

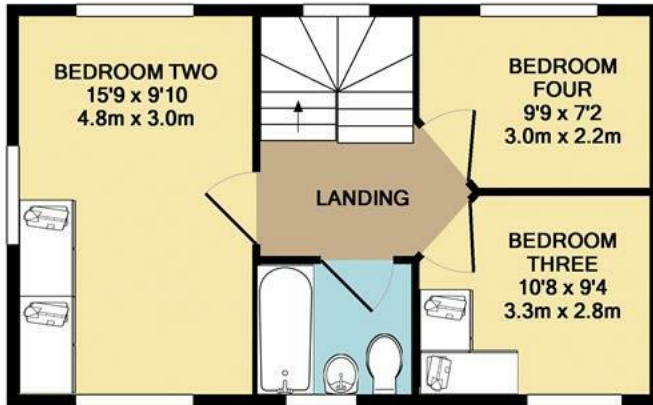
Internally the property is superbly presented with accommodation set over three floors comprising of a kitchen/diner, guest WC and lounge to the first floor. To the first floor is a second lounge which could also be used as a double bedroom and the master bedroom with an en-suite shower room and fitted wardrobes. The second floor has three further good sized bedrooms, two with fitted wardrobes, and the main bathroom.

In addition the property has gas central heating, double glazing, a detached rear garage with driveway and a recently landscaped, walled rear garden with artificial turf and a patio area.

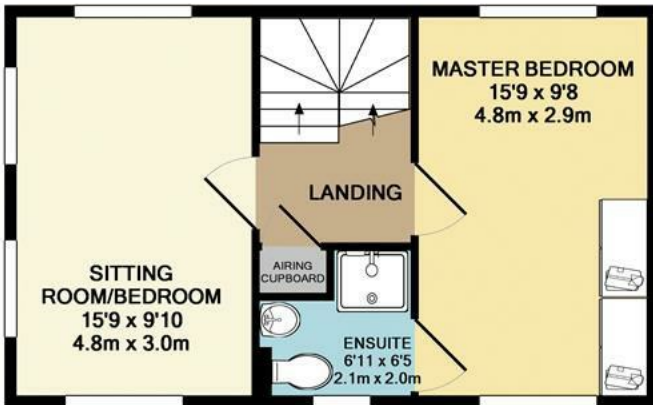


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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



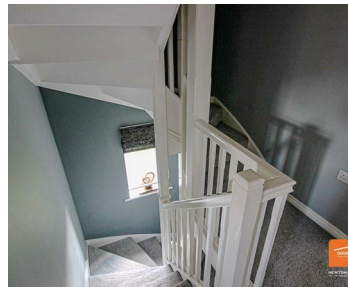
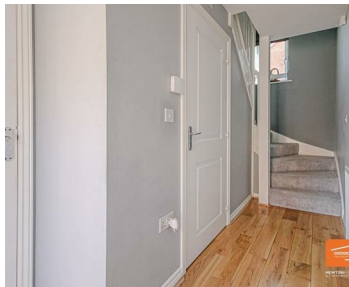
2ND FLOOR
APPROX. FLOOR
AREA 410 SQ.FT.
(38.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 409 SQ.FT.
(38.0 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 421 SQ.FT.
(39.1 SQ.M.)



200 High Street, Bloxwich, Walsall, WS3 3LA

01922711444

bloxwich@goodchilds-uk.com

www.goodchilds-uk.com

