



255a Sneyd Lane, Bloxwich, Walsall, WS3 2LR

£280,000 Freehold



- Extended Five Bedroom Detached
- New Howdens Kitchen
- Luxurious Bathroom
- Block Paved Driveway & Garage
- 1 Mile to Walsall Academy School
- Two Reception Rooms
- Immaculately Finished Throughout
- En-Suite and Fitted Wardrobes to Master Bedroom
- Close to Bloxwich Train Station
- EPC - D (67)





Sneyd Lane
Walsall
WS3 2LR

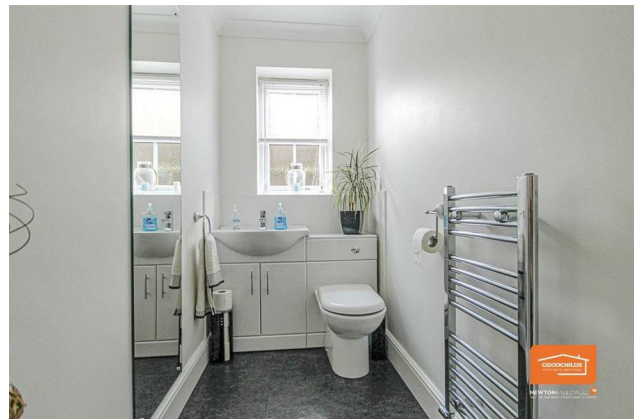
£280,000 Freehold

EXTENDED and IMMACULATELY PRESENTED five bedroom DETACHED FAMILY HOME located on a quiet side road off Sneyd Lane within 1 MILE OF THE WALSALL ACADEMY, easy reach of Bloxwich train station (0.3 miles), shops on Bloxwich High Street and M6 motorway network at J10.



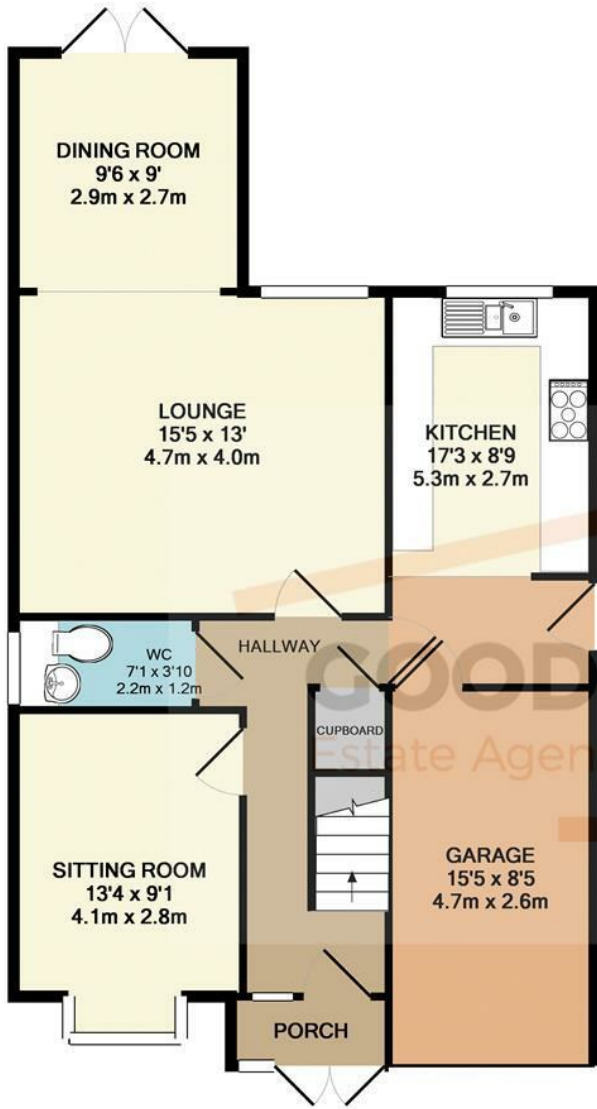
Goodchilds Estate Agents are excited to market this extended and extremely well presented five bedroom detached family home set in a small development off Sneyd Lane within reach of Bloxwich High Street, Bloxwich train station offering links to Birmingham and Lichfield, Walsall Academy School a short bus journey away and M6/M54 Motorway access at J10 and J10a.

Approached off Sneyd Lane this modern detached property is set in the corner of a side road behind a block paved driveway for 3 vehicles and accessed via a double glazed entrance porch. On entry is a glass panel staircase, doors into the guest cloakroom, the front reception room with bay window and the rear lounge with an extension providing a dining area with French doors opening out to the rear garden. The kitchen has recently been refitted by Howdens to an excellent standard and comes complete with integrated appliances and a wine cooler. Doors from the kitchen gives access to the garage and to the outside. To the first floor are five good sized bedrooms, two with fitted wardrobes and the master having an en-suite shower room. The contemporary style bathroom has been refitted and comprises of a vanity sink unit, bath with centre taps and a separate shower cubicle. In addition all of the internal doors have recently been re-fitted. To the rear is a low maintenance, child friendly garden with a decked area ideal for entertaining and al fresco dining.

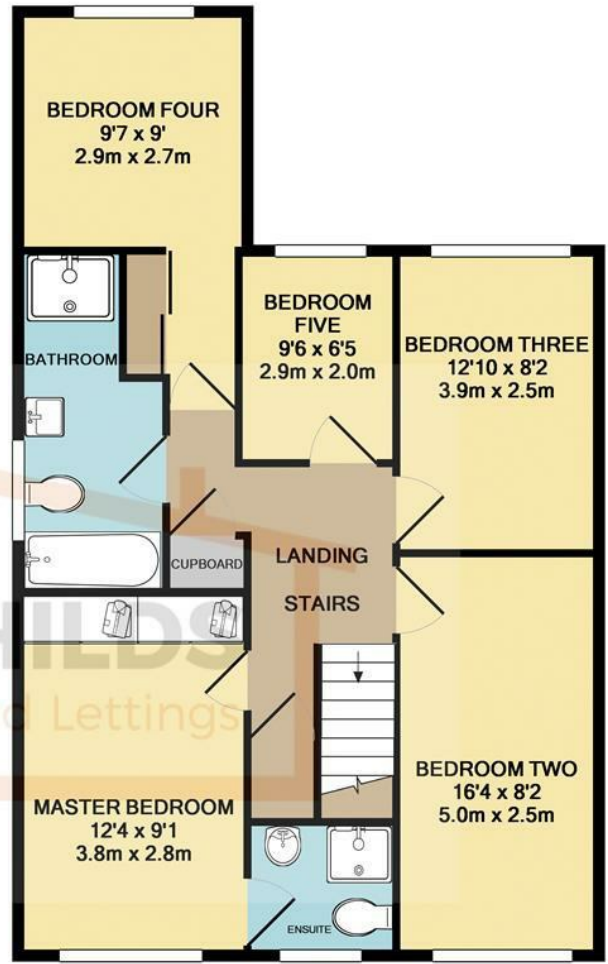


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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	



GROUND FLOOR
APPROX. FLOOR
AREA 822 SQ.FT.
(76.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 772 SQ.FT.
(71.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1594 SQ.FT. (148.0 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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