



Connells

The Parks Lichfield Road
Bloxwich Walsall



Property Description

'A Grade EPC - A New Build 5 Bed Detached with Double Garage'

DO YOU HAVE A HOUSE TO SELL?

ASSISTED MOVE AVAILABLE!

CALL US FOR MORE INFORMATION!

Welcome to The Parks. Viewings are highly advised to appreciate the unique, beautiful homes on offer.

Situated in a secluded, private, gated cul-de-sac, all five houses have been thoughtfully designed for modern family living. Each home has a top specification Kitchen with high brand integrated appliances. Bathrooms, fixtures and fittings throughout are of exception standard. (see specification for full details),

The development is located in a well-connected and established residential area with a mix of Victorian and early 20th century properties along with newer housing developments. The area has good connectivity with superb transport links, and access to local amenities, making it popular with families and commuters.

Bloxwich train station is located nearby, the road is well connected via the A461 and M6 offering easy access to Walsall Town Centre and surrounding areas. Frequent local buses serve the area with routes to Walsall, Lichfield and Wolverhampton.

Walsall Academy, St Peter's Catholic Primary and All Saints National Academy are all within walking distance.

Bloxwich Park, local playing fields and canal-side walks along the Wyrley and Essington Canal are all nearby and a short drive away is Pelsall Common and Shire Oak Park offering wide open-green spaces.

Entrance

You are greeted off the Lichfield Road to electric gates entering the development.

Each resident has an electric fob entry leading you to the private culdesac to all five houses.

There is also an intercom system to call each property for visitors to enter.

Room Sizes

Entrance Hallway

Entrance Hall 15' x 8' 4" (4.57m x 2.54m)

Lounge 10' 4" x 16' 8" into bay (3.15m x 5.08m into bay)

Dining Room 10' 5" x 18' 9" into bay (3.17m x 5.71m into bay)

Kitchen 22' 7" x 10' 7" (6.88m x 3.23m)

Fitted wall and base units, double fridge freezer, double oven.

Utility 7' 2" x 7' 5" (2.18m x 2.26m)

First Floor Landing 17' 11" x 8' 5" (5.46m x 2.57m)

Bedroom One 15' 3" x 10' 8" max (4.65m x 3.25m max)

Fitted wardrobes with sliding mirror doors.

En-Suite
 Bedroom Two 10' 8" x 10' 4" (3.25m x 3.15m)
 Bedroom Three 10' 7" x 10' 2" (3.23m x 3.10m)
 Bedroom Four 10' 8" x 11' 4" (3.25m x 3.45m)
 Bedroom Five 10'0" x 7'0"
 Bathroom
 Bathroom with shower cubicle.
 Garage 17' 8" x 20' 3" (5.38m x 6.17m)
 Detached garage with up and over door, side door.

Specification 1

WINDOWS & DOORS

-
- External Doors: All to meet PAS24 / PAS 23 to comply with Part Q1 Building Regs
- PVCu Flush Casement double glazed windows - Colour White- Handles Chrome
- Aluminium Bifold Doors with slave door access.
- GRP Composite Doorsets - Colour Black-style as working drawing
- Single up and over garage doors - style as per drawings- Colour Black - Manual
- Internal doors to Ground Floor & First Floor to be 5 panel cottage style- Oak (prefinished door kits)

CERAMIC TILING

- Porcelanosa Builders Range
- Porcelanosa Optional Range (Cost option available on request)

CARPETS

- Carpet to Living Rooms, Bedrooms, Stairs and Landings

- Carpet to Hall (cost option available on request)

TILING

- Porcelanosa floor tiling to All Ensuite, bathroom and cloaks
- Wall tiling to Ensuite, bathroom- wet areas to be full height
- Chrome tiling trim
- Floor tiling to kitchen
- Floor tiling to utility
- Floor tiling to hall (Cost option available for upgrades)

SKIRTING & ARCHITRAVE

- Skirting 120 x 14.5 burford - mdf primed
- Architrave 70 x 14.5 burford - mdf primed

EXTERNAL JOINERY

- Fascia and Soffit- PVCu Black
- Porch and bay roofs to be plain tiled

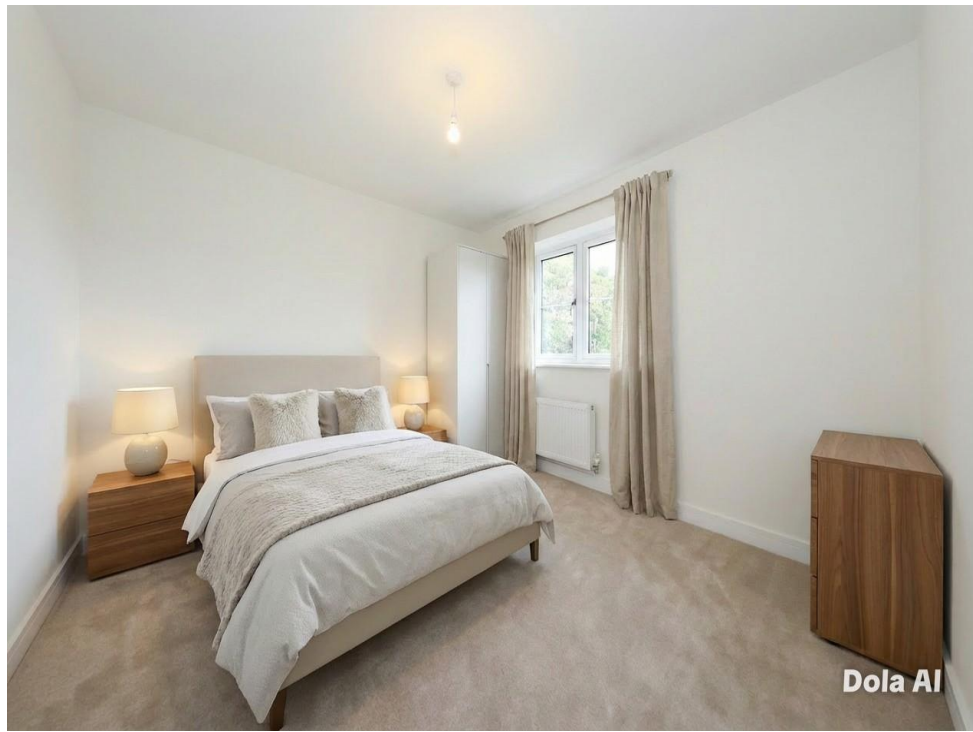
PLUMBING & HEATING

- Ideal Combi Logic Code ESP1 Combi gas boiler with flue gas heat recovery
- Chrome towel radiators
- Plumb for washing machine
- Plumb for dishwasher
- Outside tap

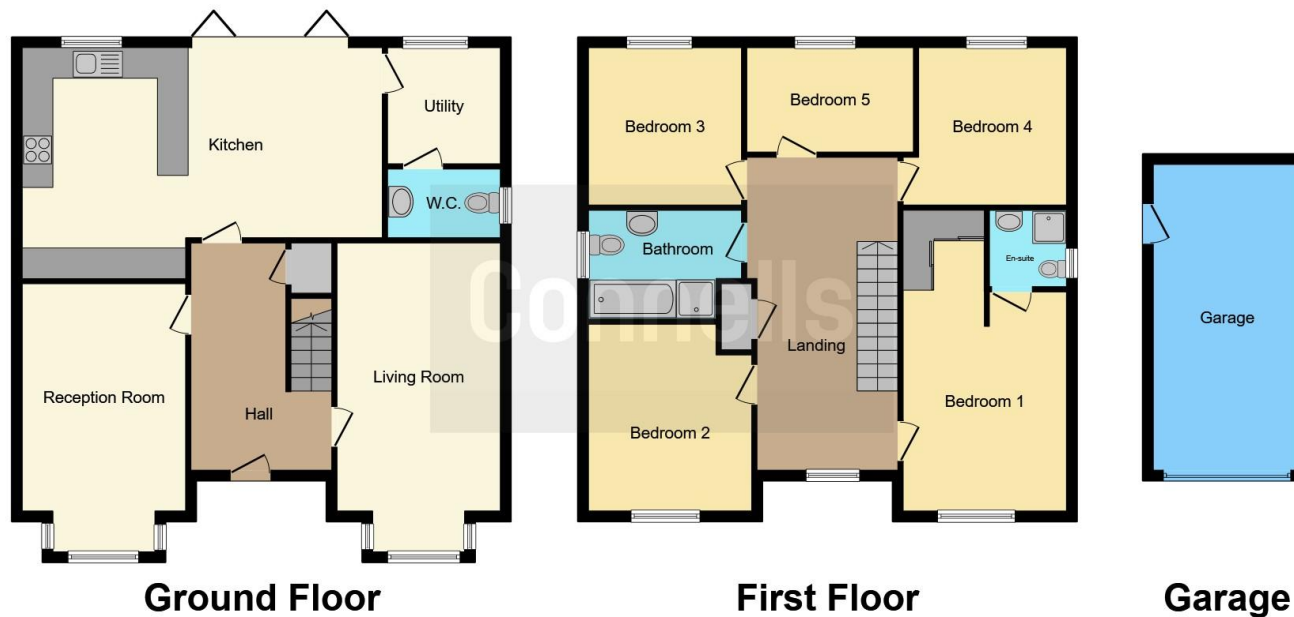
ELECTRICAL

- Hager 'Sollysta' Accessories Colour White
- External entrance light- stainless steel LED downlight to front and rears
- Loft light and powerpoint in loft
- BT point with power socket
- RJ 45 to living room and Bedroom 1
- BT fibre SSP to internal ONT point & double









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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81-83 Darlington Street
 WOLVERHAMPTON WV1 4EX

EPC Rating: Exempt
 Council Tax Band: Deleted

Tenure: Freehold

view this property online connells.co.uk/Property/WVH335764



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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