



136 MOXLEY ROAD
WEDNESBURY, WS10 7RG

OFFERS IN THE REGION OF £285,000
FREEHOLD

Extended 4/5 bedroom semi-detached home ideally located for public transport and excellent commuter links. Available with No Onward Chain the impressive and versatile accommodation includes a sitting room, living room, dining room, superb conservatory, kitchen, utility, study/bedroom 5, ground floor wet room, four good size bedrooms and bathroom. A driveway and garage provides parking for several vehicles and to the rear is a decking area with steps down to a low maintenance garden.



136 MOXLEY ROAD

- NO CHAIN • 4/5 BEDROOMS • GROUND FLOOR WET ROOM • FIRST FLOOR BATHROOM • 3/4 RECEPTION ROOMS • DRIVEWAY FOR SEVERAL VEHICLES • GARAGE • PUBLIC TRANSPORT NEARBY • EXCELLENT COMMUTER LINKS NEARBY



APPROACH

The property is approached via a paved driveway providing off road parking for several vehicles.

ENTRANCE PORCH

Tiled floor, doorway to the sitting room

SITTING ROOM

Double-glazed window top the front, radiator.

INNER HALL

Staircase to the first floor landing, radiator, walk in cupboard.

DINING ROOM

Tiled floor, radiator, fitted cupboards. Doors to the kitchen and living room.

LIVING ROOM

Double-glazed bay window to the front, radiator.

RE-FITTED KITCHEN

Double-glazed window to the rear, radiator, two skylight windows, range of fitted wall, drawer and base units with work surfaces above incorporating a sink and drainer unit with mixer tap. Doorway to the utility.

UTILITY

Double-glazed window to the rear, radiator, doors to the lobby and conservatory.

LOBBY

STUDY / BEDROOM FIVE

Double-glazed double doors to the conservatory, radiator.

WET ROOM

Double-glazed window to the side, towel rail, close-coupled w.c, pedestal wash hand basin, shower area.

CONSERVATORY

Double-glazed to the side and rear with elevated views over garden.

FIRST FLOOR LANDING

BEDROOM ONE

Double-glazed window to the front, radiator.

BEDROOM TWO

Double-glazed window to the front, radiator.

BEDROOM THREE

Double-glazed window to the rear, radiator.

BEDROOM FOUR

Double-glazed window to the rear, radiator.

BATHROOM

Double-glazed obscure window to the side, towel rail, tiled walls, built in airing cupboard and suite comprising pedestal wash hand basin, close-coupled w.c and panelled bath with mixer shower attachment.

GARAGE

Doors to the front driveway and lobby.

REAR GARDEN

To the rear of the property is a raised decking area with steps down to a low maintenance garden.

TENURE Freehold

The property is freehold.

SERVICES

The agent understands that mains gas, electricity, water and drainage are available.

COUNCIL TAX

Walsall Council - Tax Band B

BROADBAND

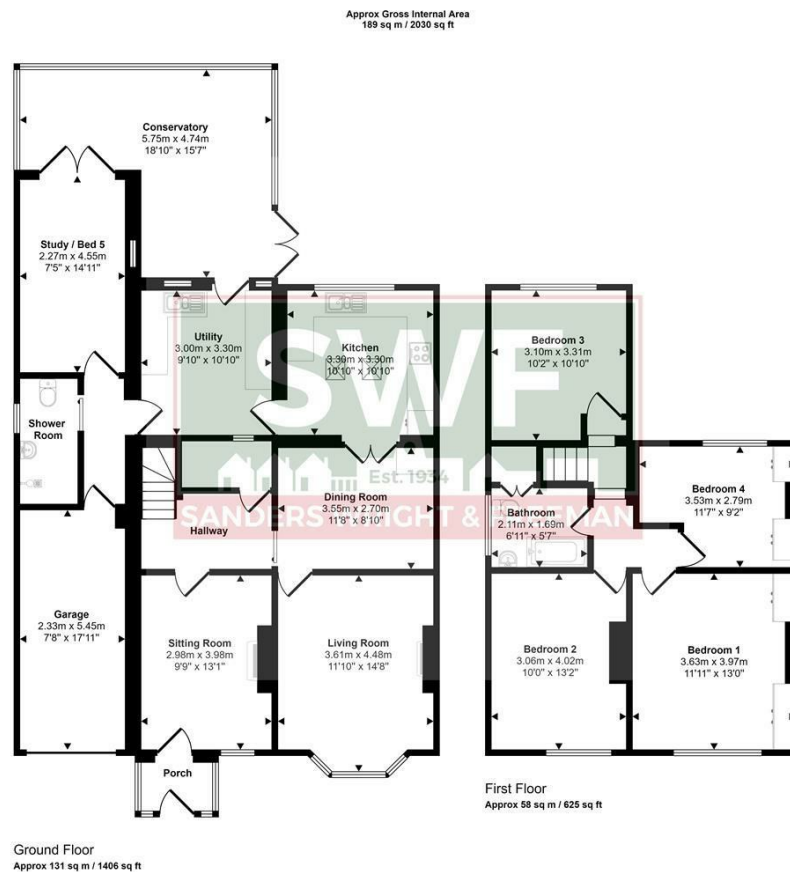
Ofcom checker shows Standard / Ultrafast are available

Ofcom provides an overview of what is available.

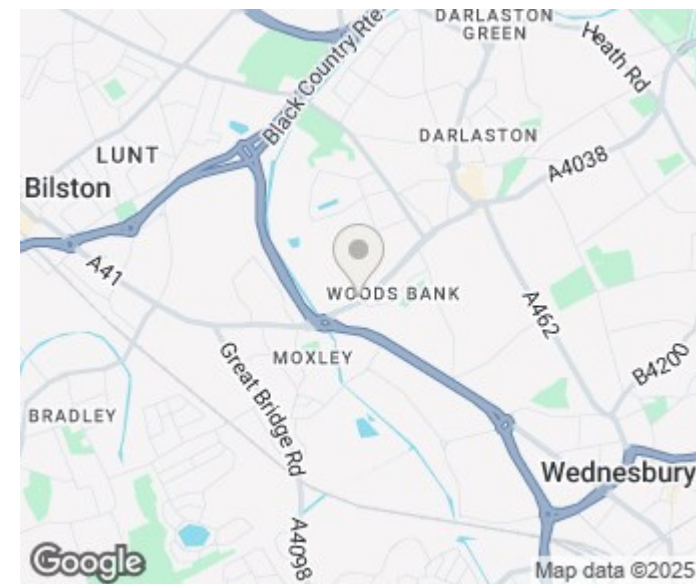
Potential purchasers should contact their preferred supplier to confirm availability and speed

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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snaggy 360.



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	



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements