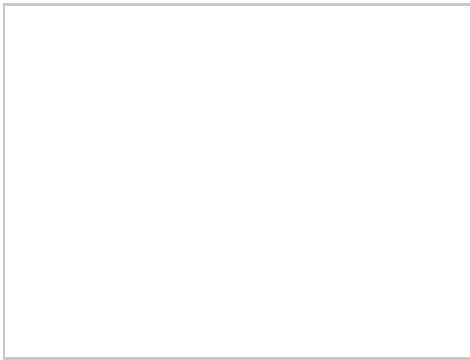
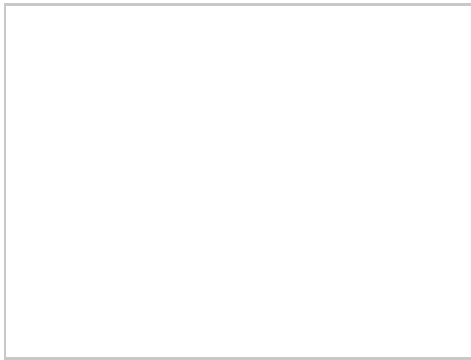
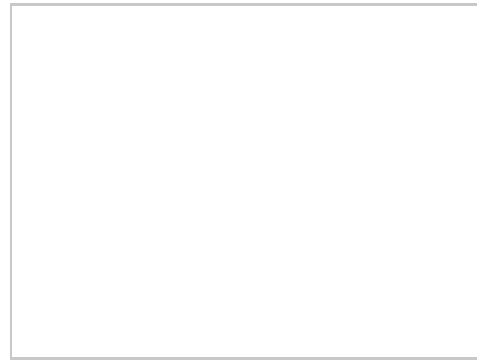


Road Map

Hybrid Map

Terrain Map



Floor Plan



# MARRION & CO

CHARTERED SURVEYORS | ESTATE AGENTS



## Flat 4, 38 Blakenall Lane

, Leamore WS3 1HG  
£525 Per Calendar Month

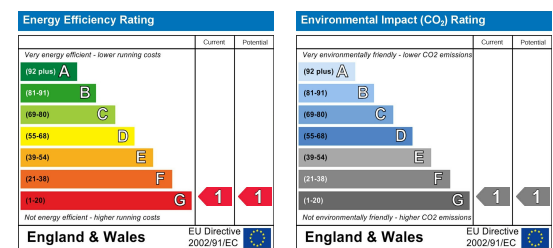


### Viewing

Please contact us on 01922 404446 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### Energy Performance Graphs

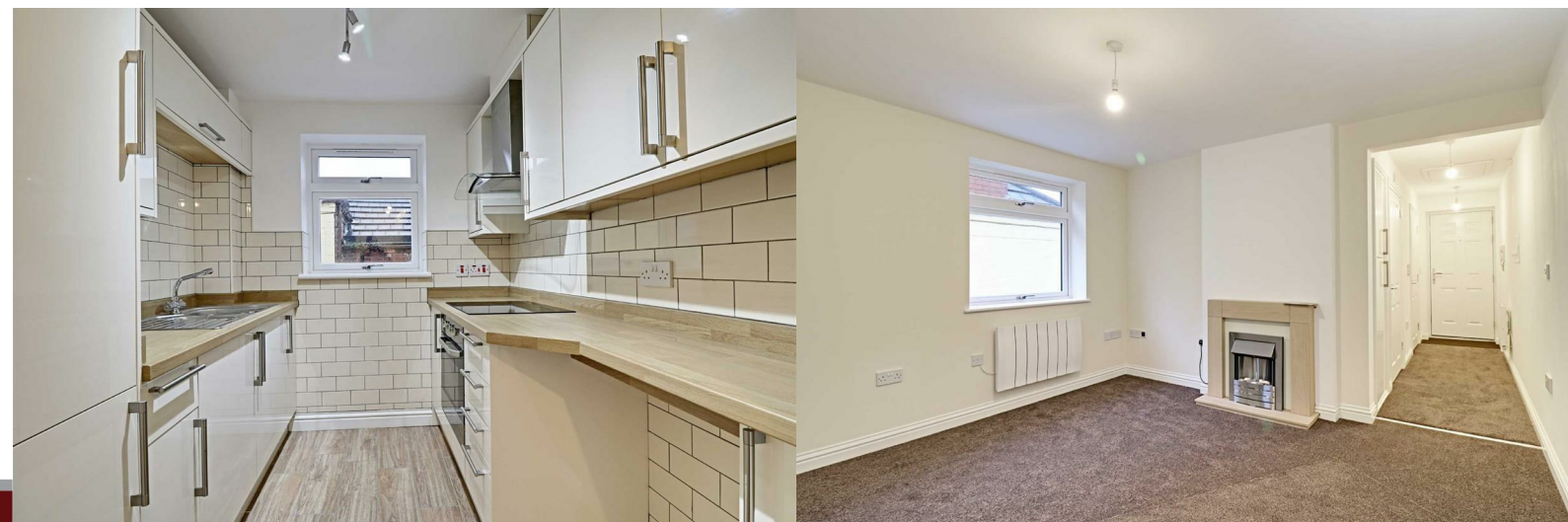


212 High Street, Bloxwich, Walsall, West Midlands, WS3 3LA

t. 01922 404446

e. sales@marrion.co.uk

www.marrion.co.uk





# Flat 4, 38 Blakenall Lane

, Leamore WS3 1HG

£525 Per Calendar Month



## DESCRIPTION

This self contained first floor apartment forms part of an exclusive and compact development situated in a conveniently located and well established residential area, within easy walking distance of many local amenities.

## Having

Been completed to a particularly high specification, the property is fully equipped with an ultra modern kitchen and integrated appliances, together with fully tiled shower room and highly efficient central heating. Internal viewing is therefore highly recommended in order to fully appreciate the standard of the internal appointments and overall ease of maintenance.

## The

Accommodation also benefits from replacement PVCu double glazing and may be more fully described as follows;- (all measurements approximate)

## ON THE FIRST FLOOR

### COMMUNAL HEATED LANDING

From which there is a;-

### COMPOSITE ENTRANCE DOOR

Opening in to the;-

### WELCOMING RECEPTION HALLWAY

Having efficient electric wall heating, leading to the;-

### COSY LOUNGE AREA measuring

12'2" x 11'10" (3.7 x 3.6)

The focal point of which is provided by a chimney breast

wall having a contemporary fire surround with raised hearth and inset electric fire. There is a PVCu double glazed window to the side aspect, together with single panel electric heating and door to the;-

### FRONT BEDROOM measuring

11'10" x 8'0" (3.6 x 2.45)

Having two PVCu double glazed windows to the front aspect and single panel electric heating.

### SPACIOUS KITCHEN AREA measuring

8'1" x 7'0" (2.46 x 2.13)

Comprehensively equipped in a range of cream gloss base and wall units having Butchers block roll topped work surfaces incorporating a breakfast bar area, one and a half bowl single drainer stainless steel sink unit with contemporary mixer tap, a four ring electric ceramic hob with brushed chrome chimney style extractor hood over, and built in fan assisted oven beneath, integrated washer/dryer and matching fridge/freezer split three quarters to one quarter, ceramic tiling to the floor and splash back areas, and PVCu double glazed window to the side aspect.

### FULLY TILED SHOWER ROOM/WC

Having a contemporary white suite comprised of shower cubicle with glazed screen and instant electric shower, vanity wash hand basin, low level close coupled WC, chromium heated towel rail, extractor fan, PVCu double glazed window to the side aspect and ceramic tiling to walls and floor.

