

#### **Floor Plan**



### Viewing

2019 \* \* \* \* \*

> ESTATE AGEN IN WALSALL

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

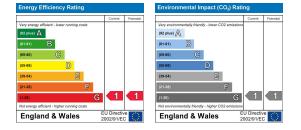
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#### **Energy Performance Graphs**



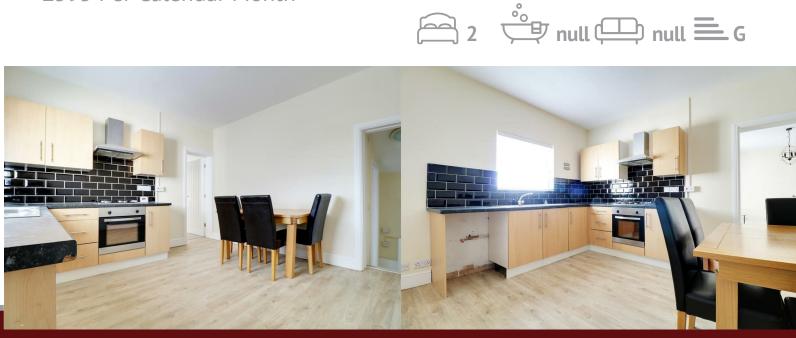
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# MARRION & CO



# **250a Walsall Road** Bridgetown, Cannock WS11 OJL

£595 Per Calendar Month



#### CHARTERED SURVEYORS | ESTATE AGENTS

# 250a Walsall Road Bridgetown, Cannock WS11 OJL

There are two allocated parking spaces to the car park at the rear.

# £595 Per Calendar Month



#### **FULL DESCRIPTION**

This tastefully refurbished first floor apartment offers deceptively spacious living space, of which early viewing is highly recommended. There is ample parking and good access to all usual local amenities.

The central location affords good access to Motorway and Rail links together with shopping facilities at nearby Cannock Town Centre, schools catering for children of all SPACIOUS REAR LOUNGE measuring age groups and places of public worship.

Having being stylishly re-decorated throughout, the neutrally presented gas centrally heated and PVCu double glazed accommodation briefly includes the following;- (all measurements approximate)

#### **ON THE GROUND FLOOR**

#### A SHARED ENTRANCE DOOR

and spindled balustrade staircase leads to the main entrance having an;-

#### 'L' SHAPED LANDING AREA

With PVCu double glazed window to the front aspect, single panel radiator with thermostatic valve and doors radiating to the following;-

#### **RE-FITTED BREAKFAST ROOM/KITCHEN measuring** 12'0" x 11'11" (3.65 x 3.63)

The kitchen area being comprehensively equipped in a range of light oak effect base and wall units having contrasting roll topped work surfaces incorporating a single drainer stainless steel sink unit with mixer tap and four ring gas hob with extractor hood over, and built in

fan assisted electric oven. There are ceramic tiles to the splash back areas, PVCu double glazed window to the side aspect, plumbing connections for the automatic washing machine and space for a fridge/freezer. The dining area has ample space for a table and chairs together with a single panel radiator with thermostatic valve and door leading to the;-

### 14'9" x 12'0" (4.5 x 3.65)

Having a single panel radiator with thermostatic valve and PVCu double glazed window to the side aspect.

#### FRONT BEDROOM ONE measuring 13'0" x 13'3" (3.95 x 4.05)

Having a single panel radiator with thermostatic valve and PVCu double glazed window to the front aspect.

#### FRONT BEDROOM TWO measuring

#### 13'3" x 12'0" (4.05 x 3.65)

Having PVCu double glazed windows to two elevations and a single panel radiator with thermostatic valve.

#### SMALL LOBBY AREA

Having a tiled floor, housing the Biasi central heating combination/condensing boiler and door leading to the;-

#### FULLY TILED SHOWER ROOM/WC

Having a white suite comprising of corner shower cubicle with gravity feed shower, low level close coupled WC, contemporary pedestal wash hand basin, heated towel rail, PVCu double glazed window to the side aspect, extractor fan together with ceramic tiling to the walls and floor.







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