

Road Map

Hybrid Map

Terrain Map



MARRION & CO

CHARTERED SURVEYORS | ESTATE AGENTS



Floor Plan



58 Floyds Lane

, Rushall WS4 1LE

£650 Per Calendar Month

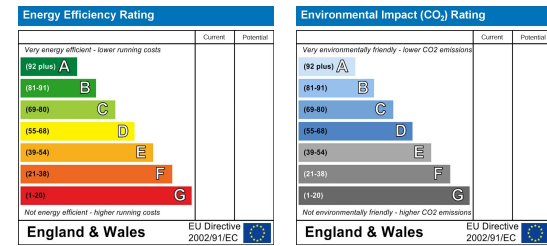


Viewing

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



58 Floyds Lane

, Rushall WS4 1LE

£650 Per Calendar Month



DESCRIPTION

Offering deceptively spacious accommodation thoughtfully arranged over two floors, this comfortably appointed end town house is located in a popular and conveniently placed residential area, having good access to all usual local amenities.

A

particular feature of the property is the large block paved driveway, which provides ample off road parking for several vehicles. Internal inspection is also highly recommended in order to fully appreciate the deceptiveness of the accommodation which also benefits from gas fired radiator central heating and PVCu double glazing.

The

internal accommodation may be more fully detailed as follows;- (all measurements approximate)

ON THE GROUND FLOOR

A PVCu DOUBLE GLAZED STORM PORCH

Leads to a;-

TIMBER AND MULTI GLAZED INTERNAL DOOR

Which opens into a;-

WELCOMING AND WELL LIT RECEPTION HALLWAY

Having an easy rise staircase to the first floor, single panel radiator and single glazed circular window to the front elevation.

FRONT LOUNGE measuring

14'1" x 12'8" max (4.28 x 3.86 max)

The focal point of which is provided by a feature chimney breast wall, having a pine fire surround with raised hearth and inset flame effect gas fire, coved ceiling, single panel radiator and PVCu double glazed bow window overlooking the fore garden.

REAR KITCHEN measuring

9'7" x 8'10" (2.91 x 2.7)

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, space for a free standing cooker and fridge/freezer, ceramic tiling to splash back areas, single panel radiator with thermostatic valve and PVCu double glazed window to the rear aspect.

REAR LOBBY

Having access to the useful understairs storage space, storage cupboard housing the gas meter, PVCu double glazed personal door to the outside and door leading into the;-

PINE PANELLED UTILITY ROOM measuring

6'7" x 5'7" (2 x 1.71)

Having a double base unit with work surface, plumbing connections for automatic washing machine, single drainer stainless steel sink unit, wall mounted Alpha combination boiler, PVCu double glazed window to the rear aspect, ceramic floor tiling and built in meter cupboard housing the electric meter.

ON THE FIRST FLOOR

A WELL LIT LANDING AREA

Has an access panel to the loft space, PVCu double glazed window to the side aspect and doors radiating to the following;-

FRONT BEDROOM ONE measuring

12'8" x 10'7" (3.86 x 3.22)

Having a range of built in bedroom furniture incorporating two double wardrobes, bedside chest and dressing table fitment, single panel radiator with thermostatic valve and two PVCu double glazed windows to the front aspect.

REAR BEDROOM TWO measuring

13'1" x 8'11" (4 x 2.71)

Having a single panel radiator with thermostatic valve, PVCu double glazed window to the rear aspect and built in former airing cupboard.

FULLY TILED FAMILY BATHROOM/WC

Having a champagne coloured suite comprised of panelled bath with Triton instant electric shower over, together with curtain and rail, pedestal wash hand basin,

low level WC, single panel radiator, PVCu double glazed window to the rear aspect and mirrored medicine cabinet.

OUTSIDE

To the front of the property there is a low maintenance fore garden with a large block paved driveway, providing ample parking for several cars. A wrought iron pedestrian gate leads into the side and rear garden having a further block paved area with triangular shaped lawn, planted borders and small timber garden shed.

