

Road Map



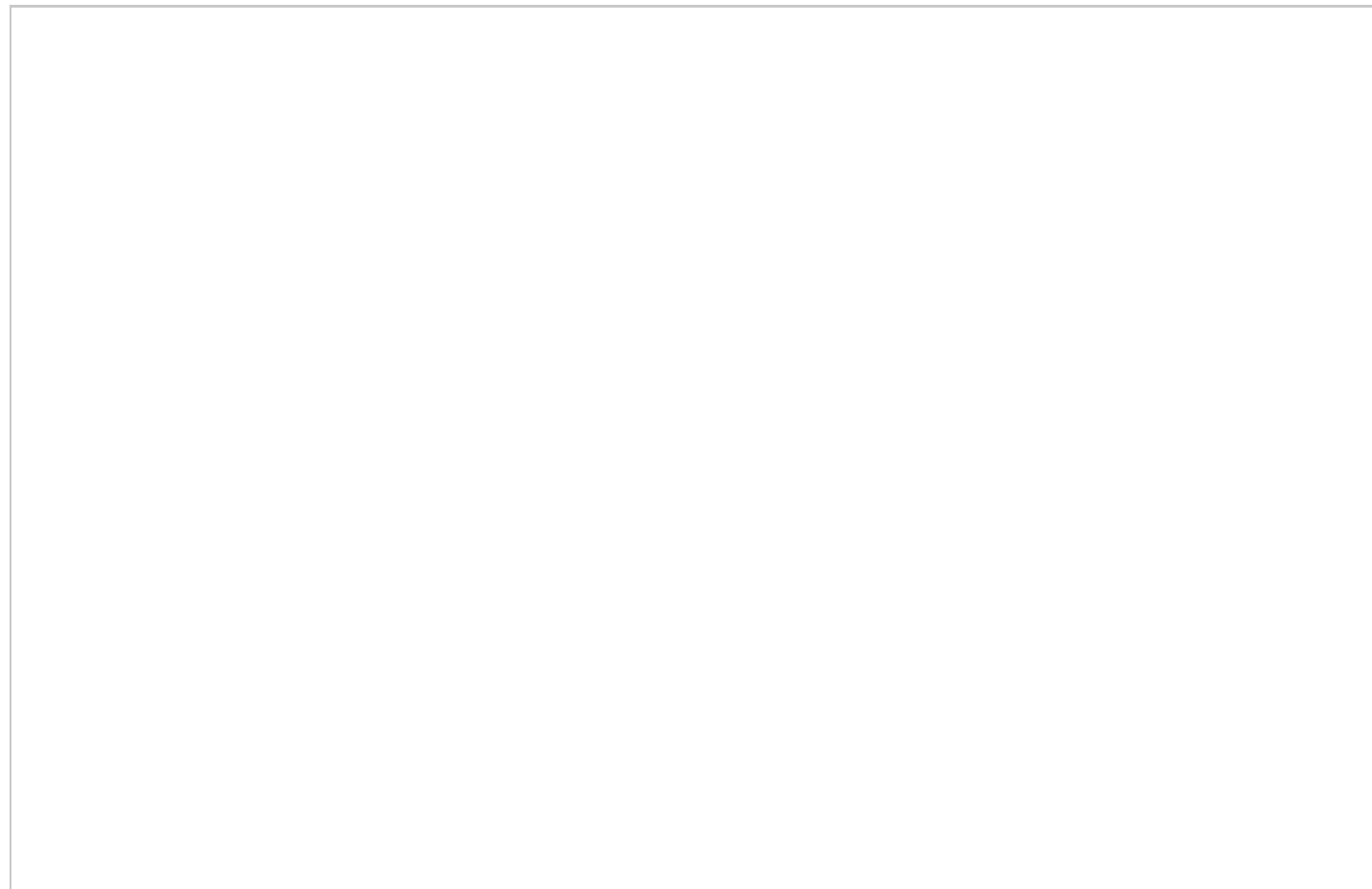
Hybrid Map



Terrain Map



Floor Plan



12 King George Place

Rushall, Walsall WS4 1EQ

£675 Per Calendar Month

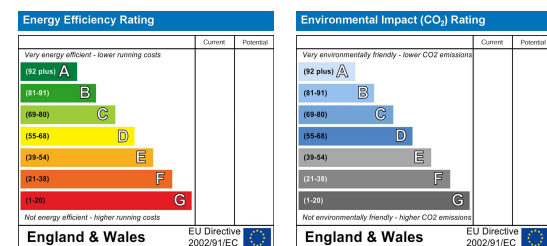


Viewing

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

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Energy Performance Graphs



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12 King George Place

Rushall, Walsall WS4 1EQ

£675 Per Calendar Month



FULL DESCRIPTION

This deceptively spacious mid town house is thought to date from the early Post-war period, having been constructed to good quality Corporation specifications of its day.

Located at the head of a quiet cul-de-sac, within easy reach of many local amenities, the gas centrally heated and PVCu double glazed accommodation has been recently refurbished to a good standard, including the replacement of the kitchen fittings and bathroom suite. Early internal viewing is therefore highly recommended.

With good access to many local amenities including frequent and regular public transport services, schools catering for children of all age groups and places of public worship, the house is ideally placed for commuting to a number of nearby Town and City Centres. The internal accommodation briefly includes the following;- (all measurements approximate)

ON THE GROUND FLOOR

A CANOPY PORCH

with PVCu double glazed entrance door opens into the;-

WELCOMING RECEPTION HALLWAY

having an easy rise staircase leading to the first floor, useful understairs storage cupboard and single panel radiator.

REAR LOUNGE measuring

13'1" x 12'6" (4m x 3.83m)

the focal point of which is provided by a chimney breast

wall with feature timber beaming, raised tiled hearth and inset electric fire, single panel radiator with thermostatic valve, walk in PVCu double glazed bay window overlooking the rear garden and plate rail with ceiling beams.

FRONT RECEPTION ROOM/DINING ROOM measuring

9'10" x 8'7" (3m x 2.63m)

the focal point of which is provided by a corner fire surround with raised hearth and inset gas fire, single panel radiator with thermostatic valve, and PVCu double glazed bow window overlooking the fore garden.

INNER HALLWAY

with door leading to the;-

RE-FITTED KITCHEN measuring

14'6" x 6'2" max (4.44m x 1.9m max)

the kitchen has been comprehensively re-equipped in a range of cream coloured shaker style base and wall units, having a Butchers block effect work surface, and upstand, incorporating a one and a half bowl single drainer stainless steel sink unit with mixer tap, a four ring ceramic electric hob with built in fan assisted oven beneath and chimney style brushed chrome extractor hood over. There is space and plumbing for a washing machine and fridge, together with PVCu double glazed window to the rear and personal door leading into the rear garden.

ON THE FIRST FLOOR

A CENTRAL LANDING AREA

with access panel to the insulated loft space, and door radiating to the following;-

REAR BEDROOM ONE measuring

12'7" x 10'11" into wardrobes (3.84m x 3.33m into wardrobes)

having a PVCu double glazed window to the rear aspect, double panel radiator with thermostatic valve and built in wardrobes and cupboards, having sliding timber doors. The former airing cupboard houses the Baxi wall mounted combination/condensing boiler.

REAR BEDROOM TWO measuring

12'7" x 8'4" (3.84m x 2.55m)

having a single panel radiator with thermostatic valve, built in single wardrobe and PVCu double glazed window to the rear aspect.

FRONT BEDROOM THREE measuring

8'9" x 8'0" (2.67m x 2.45m)

having a single panel radiator with thermostatic valve and PVCu double glazed bow window to the fore garden.

FULLY TILED RE-FITTED BATHROOM

having a contemporary white suite comprised of panelled bath, pedestal wash hand basin, shower attachment with

curtain and rail, single pane radiator with thermostatic valve, wall mounted electric fan heater and PVCu double glazed window to the front aspect.

SEPARATE WC

being fully tiled having a low level white suite and PVCu double glazed window to the front aspect.

OUTSIDE

To the rear of the property is an enclosed garden with paved patio, lawn and well stocked borders. There is also a small enclosed fore garden.

