

Road Map



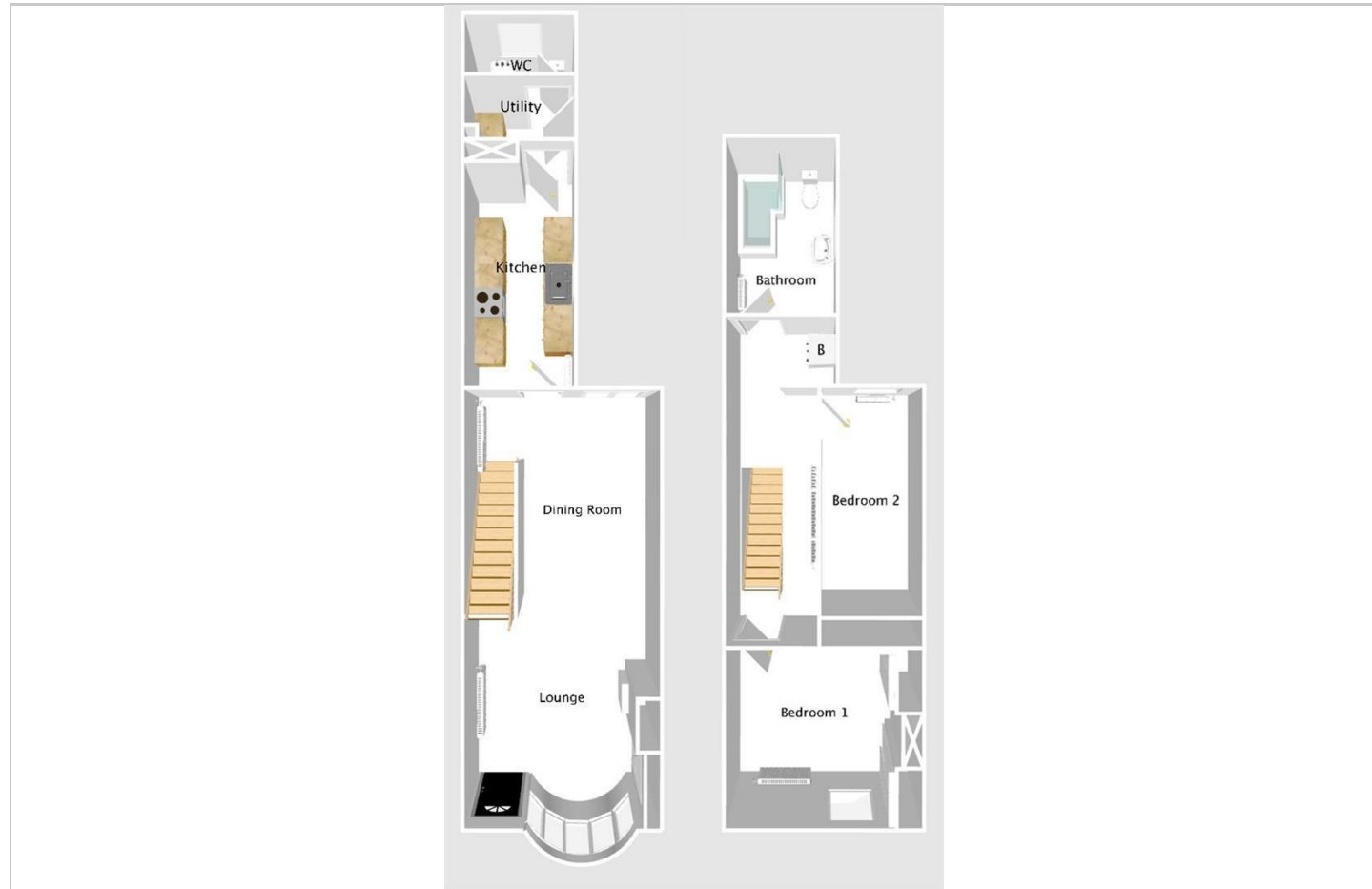
Hybrid Map



Terrain Map



Floor Plan



323 Bloxwich Road

Leamore, Walsall WS2 7BD

£625 Per Calendar Month

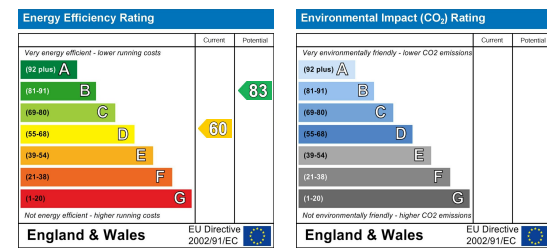


Viewing

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



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FULL DESCRIPTION

Thought to date from the turn of the 20th Century, this deceptively spacious two storey mid town house has been refurbished to a high standard and is most worthy of early internal viewing.

Conveniently placed with bus routes close by and shopping facilities at both Bloxwich and Walsall Town Centres, the property falls within the catchment area for several schools and has good motorway connections, bringing Birmingham City Centre within commuting distance.

Set back behind a small fore court, the gas centrally heated and PVCu double glazed accommodation may be more fully detailed as follows;- (all measurements approximate)

ON THE GROUND FLOOR

A PVCu DOUBLE GLAZED ENTRANCE DOOR

opens into the;-

SPACIOUS THROUGH LOUNGE/DINING ROOM measuring

27'2" x 12'4" (8.3m x 3.76m)

the focal point of which is provided by a chimney breast wall, having a traditional fire surround with raised hearth and free standing electric fire, built in meter cupboard, PVCu double glazed bow window overlooking the fore garden, dado rail, coved ceiling, double panel radiator with thermostatic valve and easy rise spindled balustrade staircase leading to the first floor. The dining area to the rear has an additional double panel radiator with

thermostatic valve, laminate flooring and double opening French doors leading to the rear patio. A door leads into the;-

RE-FITTED GALLEY STYLE KITCHEN measuring

15'3" x 6'11" max (4.67m x 2.12m max)

comprehensively re-equipped in a range of cream coloured shaker style base and wall units having contrasting roll topped work surfaces incorporating a single drainer stainless steel sink unit, a four ring gas hob with extractor hood over and built in fan assisted oven beneath, ceramic tiling to splash back areas, double panel radiator with thermostatic valve, ceramic floor tiling, PVCu double glazed window to the side aspect, shelving to the former chimney breast and door leading into the;-

REAR UTILITY ROOM measuring

6'11" x 4'0" (2.12m x 1.23m)

having a work surface, with plumbing connections beneath, suitable for washing machine and tumble dryer, ceramic floor tiling, and PVCu double glazed personal door to the rear.

GROUND FLOOR GUESTS CLOAKS/WC

having a white suite comprised of low level WC, pedestal wash hand basin, double panel radiator and PVCu double glazed window to the rear aspect.

ON THE FIRST FLOOR

A WELL LIT SPACIOUS LANDING AREA

with single panel radiator and thermostatic valve, built in boiler cupboard housing the Volkera central heating combination boiler and doors radiating to the following;-

FRONT BEDROOM ONE measuring

11'1" x 12'4" into wardrobes (3.4m x 3.76m into wardrobes)

having a built in range of bedroom furniture, incorporating three double wardrobes with mirror sliding doors, PVCu double glazed window to the front aspect, double panel radiator with thermostatic valve and coved ceiling,

REAR BEDROOM TWO measuring

14'1" x 6'3" (4.3m x 1.92m)

having a coved ceiling, double panel radiator with thermostatic valve and PVCu double glazed window to the rear aspect.

PART TILED FAMILY BATHROOM/WC

having a contemporary white suite comprised of 'P' shaped bath with shower attachment and glazed screen, low level close coupled WC, pedestal wash hand basin, single panel radiator and PVCu double glazed window to the side aspect.

OUTSIDE

to the rear of the property, there is a good sized private garden with paved patio, level lawn and well stocked borders.

GENERAL INFORMATION

COUNCIL TAX: We understand from www.voa.gov.uk that the property is listed under Council Tax Band A.

SERVICES: All mains services are assumed to be connected to the property.

