

### Road Map



### Hybrid Map



### Terrain Map



### Floor Plan



## 169 Daw End Lane

Rushall, Walsall WS4 1LD

£625 Per Calendar Month

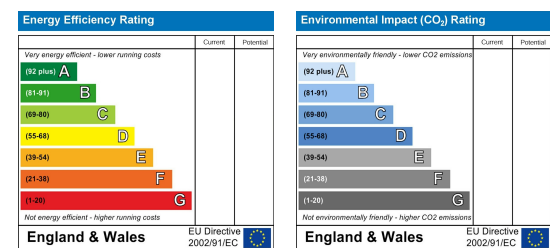


### Viewing

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

This well presented and much improved two storey end town house is thought to date from the Turn of the 20th Century, benefitting from parking and a detached garage to the rear.

Located in an established and popular residential area, the property is well served by many local amenities. Frequent and regular public transport services pass close by, and there is an excellent range of local shops at nearby Walsall, Pelsall and Bloxwich Centres. The property also falls within the catchment area of several local good schools, together with places of public worship and many sporting, social and recreational facilities. There are also good Motorway connections and Birmingham City Centre is within commuting distance.

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 FRONT RECEPTION ROOM** measuring 11'10" x 11'5" (3.62m x 3.5m)

the focal point of which is provided by a chimney breast wall, with marble fire surround, raised hearth and inset flame effect electric fire. There is a large PVCu leaded light window overlooking the fore garden, together with built in meter cupboard, housing both the gas and electric meters. There is a coved ceiling, dado rail,

double panel radiator with thermostatic valve and door leading into the;-

**USEFUL UNDERSTAIRS STORAGE CUPBOARD** and arch into the;-

**REAR DINING ROOM** measuring 12'5" x 11'10" (3.8m x 3.62m)

again, the focal point of which is provided by a chimney breast wall with mahogany fire surround, raised hearth and inset electric fire. There is a PVCu double glazed window to the rear aspect, together with wall and ceiling lighting, double panel radiator with thermostatic valve, dado rail, door leading to the enclosed stairwell and sliding door into the;-

**RE-FITTED KITCHEN** measuring 9'10" x 7'4" (3m x 2.25m)

comprehensively equipped in a range of cream coloured base and wall units, having contrasting roll topped work surfaces incorporating a single drainer stainless steel sink unit, a slot in gas cooker with extractor hood over, ceramic tiling to splash back areas, plumbing connections for an automatic washing machine, single panel radiator with thermostatic valve, PVCu double glazed window to the side aspect and a part glazed door leading to;-

## REAR LOBBY/UTILITY AREA

having a single panel radiator with thermostatic valve, wall mounted Ideal Logic 24 combi central heating boiler, work surface, with space for appliances beneath, PVCu double glazed personal door to the rear and a further door leads into the;-

**FULLY TILED GROUND FLOOR SHOWER ROOM/WC** re-fitted in recent times, with a contemporary modern white suite, comprised of corner shower cubicle with gravity feed shower and glazed screen, low level close coupled WC, pedestal wash hand basin, chromium heated towel rail, double panel radiator, ceramic floor tiling and PVCu double glazed window to the side aspect.

## ON THE FIRST FLOOR

**A SMALL CENTRAL LANDING AREA** with doors radiating to the following;-

### FRONT BEDROOM ONE

measuring 11'9" x 11'5" (3.6m x 3.5m)

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

### REAR BEDROOM TWO

measuring 12'5" x 11'10" (3.8m x 3.62m)

having a PVCu double glazed window to the rear aspect, single panel radiator with thermostatic valve and door to the stairwell storage cupboard, and access panel to the loft.



## OUTSIDE

the property has a gravelled four court and small concrete paved rear yard, leading to the off road parking and;-

## SINGLE CAR DETACHED GARAGE

beyond which, there is a pedestrian gated entrance leading to the fully enclosed rear garden, being gravelled and paved for low maintenance.

## GENERAL INFORMATION

**COUNCIL TAX:** We understand from [www.voa.gov.uk](http://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.