

Road Map



Hybrid Map



Terrain Map



Floor Plan



3 Kirkstall Close

Bloxwich, Walsall WS3 2SS

£695 Per Calendar Month

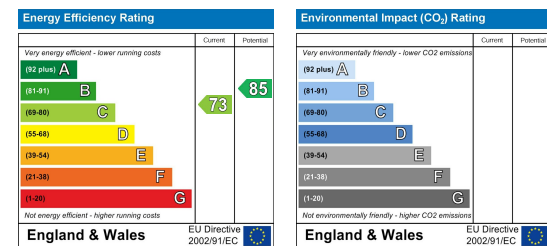


Viewing

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

Being of deceptively spacious internal proportions, this fully re-decorated mid town house provides ideal family accommodation, with good access to all usual local amenities.

Being most worthy of early internal viewing, the property provides ample off road parking and easily managed gardens to the rear. Situated on the edge of this conveniently placed residential development known as Mossley, the property is within easy walking distance of frequent and regular public worship transport services, together with schools catering for children of all age groups. Nearby Bloxwich High Street provides a variety of shops and retail outlets, and there is good access to the Midland Motorway Network via Junction 10 and 11 of the M6 Motorway.

The gas centrally heated and PVCu double glazed accommodation may be more fully detailed as follows;- (all measurements approximate)

ON THE GROUND FLOOR

A CANOPY PORCH

and PVCu double glazed entrance door opens into the;-

COMPACT RECEPTION HALLWAY

having a easy rise staircase to the first floor, laminate floor, single panel radiator with thermostatic valve and PVCu double glazed window to the front aspect.

FRONT LOUNGE measuring

13'10" x 12'6" (4.22m x 3.83m)

the focal point of which is provided by a chimney breast wall. There is a PVCu double glazed walk in bay window to the front aspect, together with laminate floor, double panel radiator with thermostatic valve, coved ceiling and dado rail.

REAR DINING ROOM measuring

9'6" x 10'11" (2.91m x 3.33m)

having PVCu double glazed French doors to the rear garden, single panel radiator with thermostatic valve, laminate flooring and useful understairs storage cupboard.

FITTED KITCHEN measuring

9'6" x 8'3" (2.90m x 2.52m)

being comprehensively equipped in a range of white base and wall units, having contrasting roll topped work surfaces incorporating a single drainer stainless steel sink unit, ceramic tiling to splash back areas, plumbing connections for washing machine and dishwasher, together with extractor hood over the gas cooker, ceramic tiling to the floor and PVCu double glazed window to the rear.

A SMALL UTILITY AREA

leads to a PVCu double glazed front door, having a tiled floor and single panel radiator with thermostatic valve.

ON THE FIRST FLOOR

A SPACIOUS LANDING AREA

with access panel to the loft space, single panel radiator,

airing cupboard housing the wall mounted Worcester Greenstar combination/condensing boiler and doors radiating to the following;-

FRONT BEDROOM ONE measuring

13'10" x 10'8" min (4.22m x 3.26m min)

This room being comprehensively equipped in a range of built in bedroom furniture incorporating three double wardrobes, bedside cabinets with cupboards over the bed space and dressing table fitment, single panel radiator with thermostatic valve and two PVCu double glazed windows to the front aspect.

REAR BEDROOM TWO measuring

11'6" x 9'8" (3.51m x 2.95m)

having a PVCu double glazed window to the rear aspect, single panel radiator with thermostatic valve and laminate floor.

FRONT BEDROOM THREE measuring

8'7" x 7'8" (2.63m x 2.35m)

having a single panel radiator with thermostatic valve, laminate flooring, PVCu double glazed window to the front aspect and built in wardrobe above the stairwell.



FULLY TILED BATHROOM/WC

having a cream coloured suite comprised of low level WC, pedestal wash hand basin, corner bath with instant electric shower, curtain and rail, laminate flooring, single panel radiator and two PVCu double glazed windows to the rear aspect.

OUTSIDE

to the front of the property there is a concrete paved fore court area providing ample parking. The rear garden is fully enclosed having a paved patio, level lawn and useful timber garden shed/sunroom.

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.

