

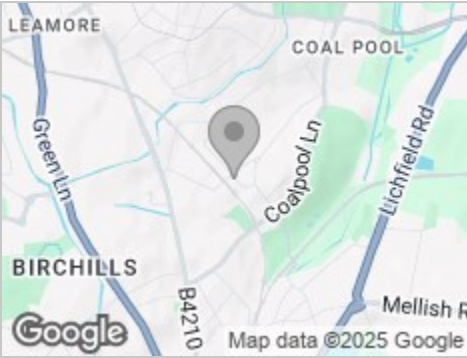
Road Map



Hybrid Map



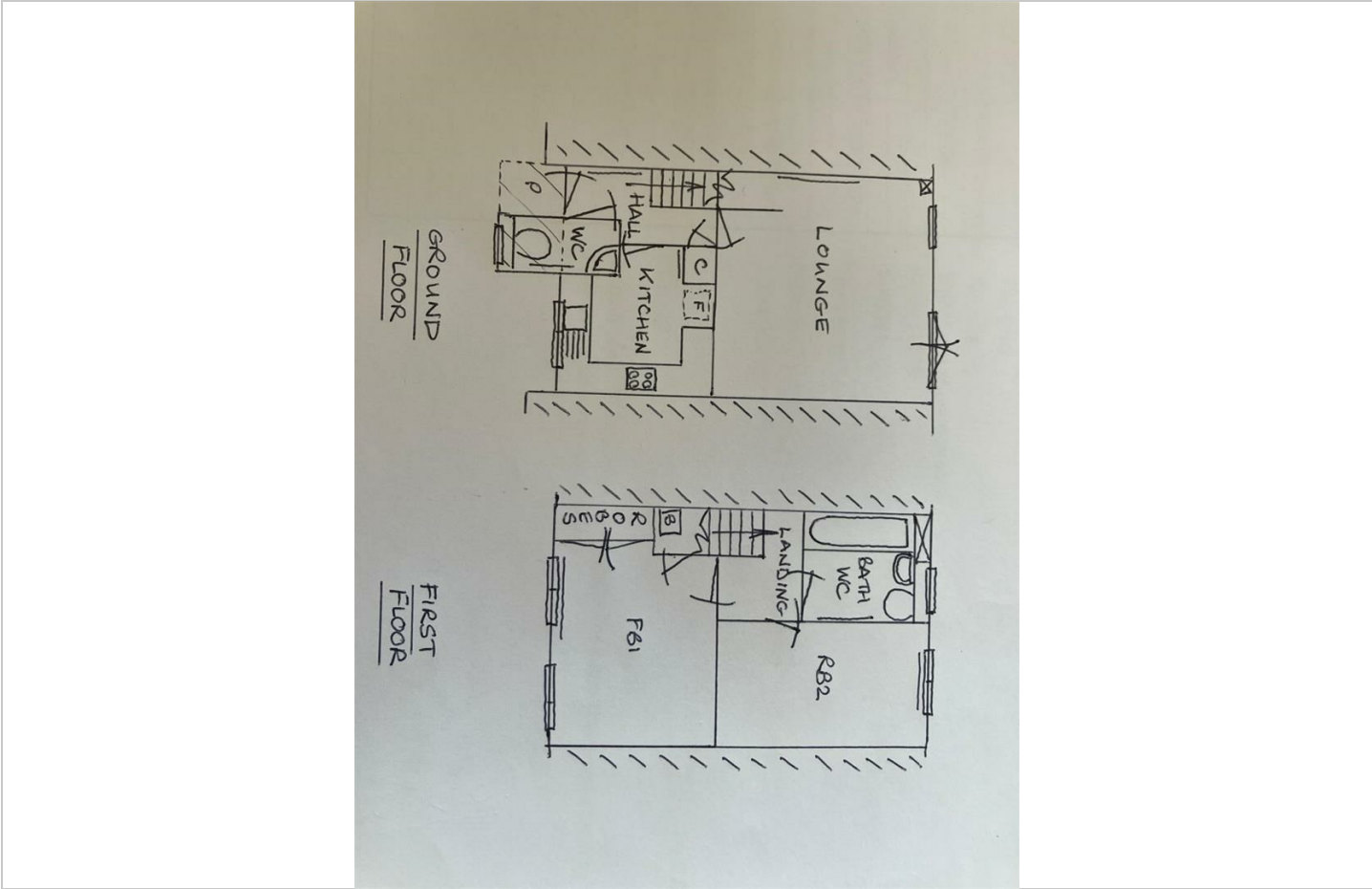
Terrain Map



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Floor Plan



## 31 Beddows Road

, Walsall WS3 1QB

£950 Per Calendar Month

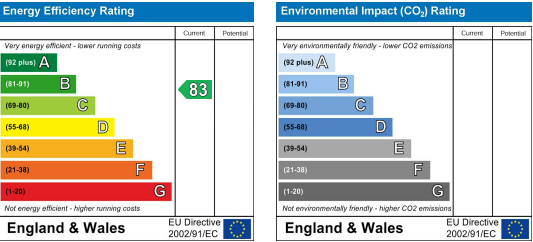


### Viewing

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

### Energy Performance Graphs



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# 31 Beddows Road

, Walsall WS3 1QB

£950 Per Calendar Month



## DESCRIPTION

Situated on Beddows Road in Walsall, this charming mid-terrace house presents an excellent opportunity for first-time buyers or those seeking a modern starter home. Built in 2016, this property boasts a contemporary design and has been recently re-decorated, ensuring a fresh and inviting atmosphere throughout.

Spanning an impressive 678 square feet, the layout is both spacious and practical. Upon entering, you are greeted by a welcoming canopy porch that leads into the entrance hall and stairs. The ground floor features a well-appointed fitted kitchen, perfect for culinary enthusiasts, and a generous rear lounge that provides an ideal space for relaxation and entertaining guests. Additionally, there is a convenient guest cloakroom/WC, enhancing the functionality of the home.

The first floor comprises two good-sized bedrooms, offering ample space for rest and personalisation. A modern bathroom/WC completes this level, ensuring all essential amenities are readily available.

The property benefits from gas central heating and PVCu double glazing, providing comfort and energy efficiency throughout the year. Outside, you will find easily managed gardens, perfect for enjoying the outdoors without the burden of extensive upkeep. Private parking to the rear adds to the convenience of this delightful home.

In summary, this mid-terrace house on Beddows Road is a superb choice for those looking for a modern, well-maintained property in a desirable location. With its

spacious interiors and practical features, it is sure to appeal to a variety of tenants.

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

## ON THE GROUND FLOOR

### A TILED CANOPY PORCH

With composite entrance door opening into the;-

### WELCOMING RECEPTION HALLWAY

Having an easy rise spindled balustrade staircase leading to the first floor, single panel radiator, built in cloaks cupboard and door leading to the;-

### FITTED GUESTS CLOAKS/WC

Having a contemporary white suite comprised of low level WC with concealed cistern, corner wash hand basin, PVCu double glazed window to the front aspect, single panel radiator with thermostatic valve and built in extractor fan.

### COMPACT FRONT KITCHEN measuring

9'0" x 7'2" (2.75m x 2.2m)

Comprehensively equipped in a range of cream coloured base and wall units having contrasting Butchers block effect roll topped work surfaces incorporating a single drainer stainless steel sink unit with mixer tap and Bosch four ring gas hob with electric fan assisted oven beneath and extractor hood over, ceramic tiling to splash back areas, together with PVCu double glazed window to the front aspect, single panel radiator with thermostatic valve and space for a washing machine and fridge/freezer.

### REAR LOUNGE measuring

13'9" x 8'2" (4.2m x 2.5m)

Having laminate flooring, single panel radiator with thermostatic valve, double opening French doors leading to the rear patio and PVCu double glazed window to the rear aspect.

## ON THE FIRST FLOOR

### A SPACIOUS WELL LIT LANDING

With access panel to the loft space and doors radiating to the following;-

### FRONT BEDROOM ONE measuring

10'9" x 13'11" into wardrobes (3.3m x 4.25m into wardrobes)

Having a double wardrobe, single panel radiator with thermostatic valve, additional cupboard housing the central heating boiler and two PVCu double glazed windows to the front aspect.

### REAR BEDROOM TWO measuring

12'1" x 7'2" (3.7m x 2.2m)

Having a single panel radiator with thermostatic valve and PVCu double glazed window to the rear aspect.

### PART TILED BATHROOM/WC

Having a contemporary white suite comprised of panelled bath with gravity feed shower and glazed screen, pedestal wash hand basin, low level close coupled WC, PVCu double glazed window to the rear aspect and single panel radiator with thermostatic valve.

## OUTSIDE

There is a private vehicular parking area to the rear with electric remotely controlled gates together with enclosed lawned rear garden and lawned fore garden.

## 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 TBC.

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

VIEWINGS: Contact Marrion & Co Estate Agents on 01922 404446.

