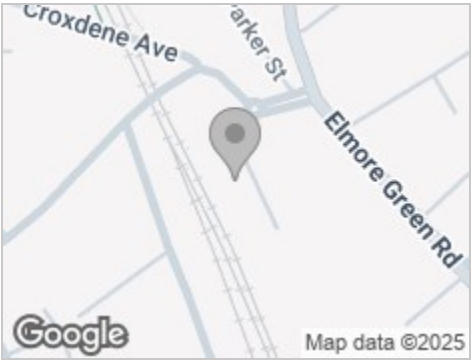


Road Map



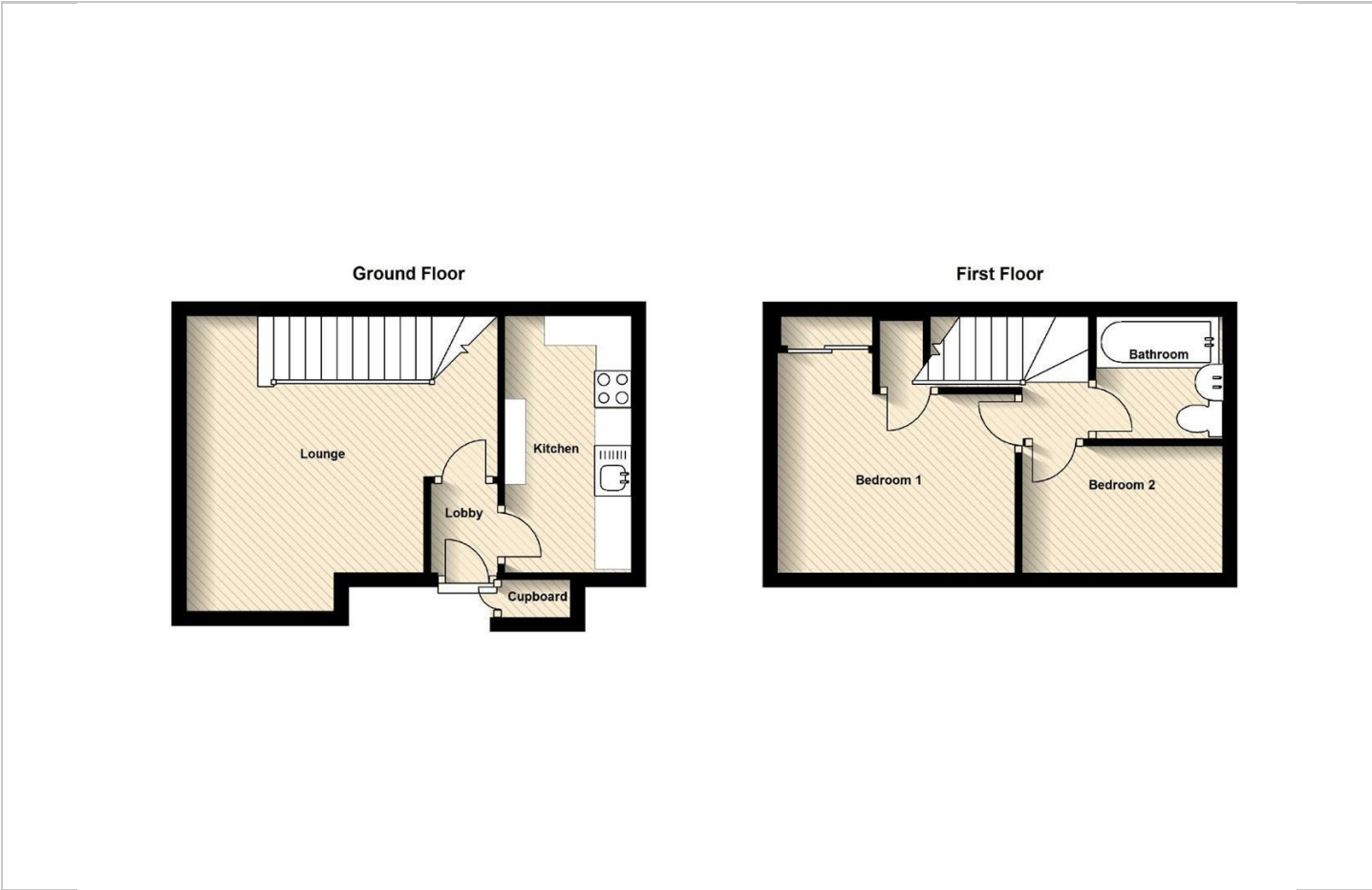
Hybrid Map



Terrain Map



Floor Plan



16 Signal Grove

, Bloxwich WS3 2NZ
£795 Per Calendar Month

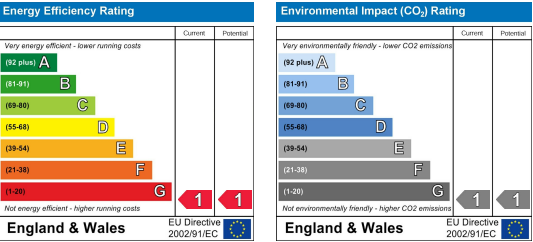


Viewing

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

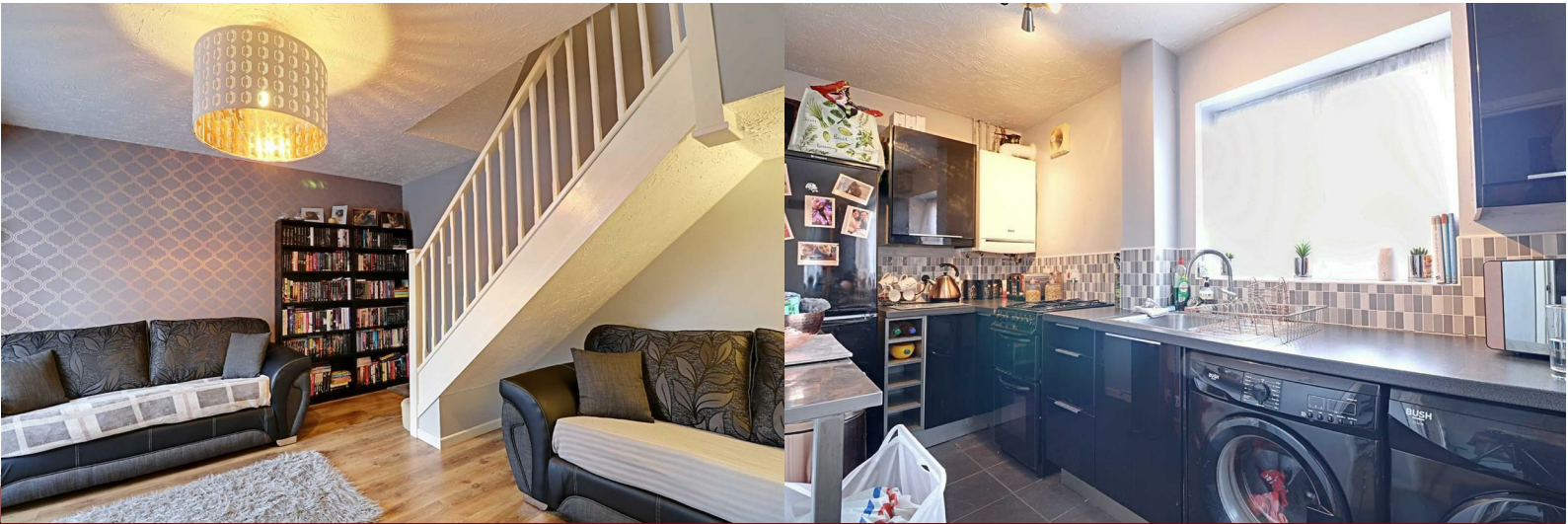


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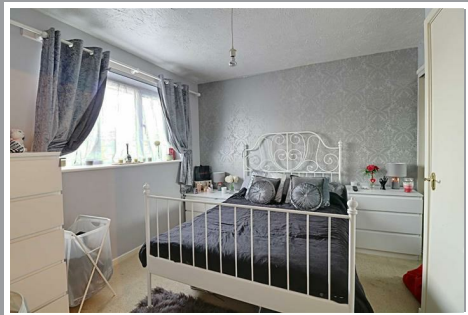
www.marrion.co.uk



16 Signal Grove

, Bloxwich WS3 2NZ

£795 Per Calendar Month



*** Please note, this is a back to back property, and does not have a rear garden ***

Available immediately, for letting, the property would suit a professional couple or individual, having excellent access to roads and rail networks and is within easy walking distance of many shops and retail outlets at nearby Bloxwich High Street, Market Centre and Asda Superstore. The property also benefits from excellent recreational facilities at nearby King George V Memorial Playing Fields, together with schools catering for children of all age groups and places of public worship.

Being most worthy of early internal inspection, the gas centrally heated and double glazed accommodation briefly includes the following;- (all measurements approximate)

ON THE GROUND FLOOR

A CANOPY PORCH

With built in bin store and timber and glazed entrance door open into the;-

COMPACT LOBBY AREA

With hanging space for cloaks and door to the following;-

SPACIOUS OPEN PLAN LOUNGE measuring

13'11" x 12'5" (4.25 x 3.78)

Having an easy rise spindled balustrade staircase leading to the first floor, single panel radiator, laminate flooring and walk in double glazed bay window overlooking the fore garden.

RE-FITTED KITCHEN measuring

12'5" x 5'8" (3.78 x 1.73)

Comprehensively re-equipped in a range of black gloss effect base and wall units having contrasting roll topped work surfaces incorporating a single drainer stainless steel sink unit with mixer tap, space for a slot in cooker, plumbing connections for automatic washing machine, space for an upright fridge/freezer, built in breakfast bar, single panel radiator, ceramic tiling to splash back areas and double glazed windows to two elevations.

ON THE FIRST FLOOR

A CENTRAL LANDING AREA

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

FRONT BEDROOM ONE measuring

10'8" x 12'5" max into wardrobes (3.26 x 3.78 max into wardrobes)

Having a double glazed window to the front aspect, single panel radiator, useful stairwell cloaks cupboard and built in wardrobe with mirrored sliding doors.

FRONT BEDROOM TWO measuring

8'11" x 6'0" (2.73 x 1.84)

Having a double glazed window to the front elevation and single panel radiator.

RE-FITTED PART TILED BATHROOM/WC

Having a contemporary white suite comprised of panelled bath with Triton Cara instant electric shower and glazed screen, vanity wash hand basin, low level close coupled WC, single panel radiator, and double glazed window to the side aspect.

OUTSIDE

There are two allocated parking spaces, together with open plan lawned fore garden, well screened from the road.

