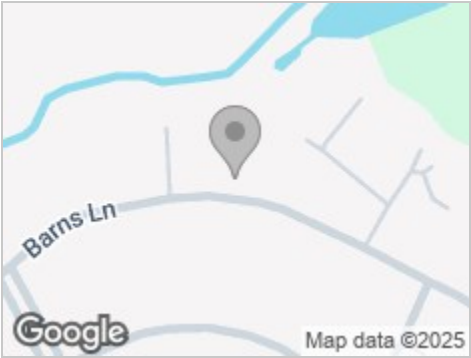


Road Map



Hybrid Map



Terrain Map



Floor Plan



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.



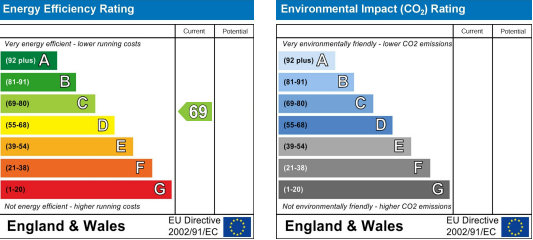
639 Bloxwich Road, Leamore, Walsall, West Midlands, WS3 2BQ

t. 01922 404446

e. sales@marrion.co.uk

www.marrion.co.uk

Energy Performance Graphs



MARRION & CO

CHARTERED SURVEYORS | ESTATE AGENTS



136 Barns Lane

, Walsall WS4 1HF

£1,100 Per Calendar Month



136 Barns Lane

, Walsall WS4 1HF

£1,100 Per Calendar Month



Description

Nestled on Barns Lane in Walsall, this immaculately presented mid-terrace Victorian villa is a splendid opportunity for those seeking a charming family home. Spanning an impressive 1,130 square feet, this property boasts a delightful blend of period features and modern conveniences, making it a perfect choice for contemporary living.

Upon entering, you are welcomed into two spacious reception rooms, ideal for both relaxation and entertaining. The re-fitted kitchen is a highlight, offering a stylish and functional space for culinary pursuits. The fully tiled shower room adds a touch of luxury, ensuring comfort for all residents.

This home comprises three well-proportioned bedrooms, providing ample space for family or guests. The property also features an en-suite, a convenient WC, and a utility area, enhancing the practicality of daily life.

The low maintenance garden is a wonderful outdoor space, perfect for enjoying the fresh air without the burden of extensive upkeep.

Conveniently located, this property offers excellent access to the nearby Aldridge and Walsall Town Centres, ensuring that all essential amenities and services are within easy reach.

Built in 1900, this Victorian villa combines historical charm with modern living, making it a must-see for anyone looking to settle in this vibrant area. Don't miss the chance to view this exceptional home.

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

ON THE GROUND FLOOR

A MODERN COMPOSITE DOUBLE GLAZED ENTRANCE DOOR

Opens into the;-

SPACIOUS FRONT RECEPTION ROOM measuring

12'1" x 11'9" (3.7m x 3.6m)

The focal point of which is provided by a chimney breast wall with a Light Oak fire surround and raised hearth, recessed meter cupboard, double panel radiator, PVCu double glazed window to the frontal aspect and coved ceiling. A door leads to the;-

MIDDLE HALL AREA

Having a useful understairs storage cupboard and open to the;-

REAR RECEPTION ROOM measuring

11'9" x 12'1" (3.6m x 3.7m)

Again the focal point is provided by a chimney breast wall with fire recess and log burning style electric fire. There is a staircase to the first floor, double panel designer radiator, hard wearing wood effect flooring, PVCu double glazed French doors leading to the rear garden and being open to the;-

RE-FITTED KITCHEN measuring

14'1" max x 7'4" max (4.3m max x 2.25m max)

Having a comprehensive range of dark timber effect base and wall units, having contrasting roll topped work surfaces incorporating a one and a half bowl single drainer sink with mixer tap, a Nardi four ring gas hob with chimney style extractor hood over, and Indesit electric double oven beneath, integrated larder style fridge and separate freezer, space for a washing machine, double panel radiator, ceramic tiling to splash back areas, PVCu double glazed window to the side aspect, hard wearing wood effect flooring and door leading to the;-

FULLY TILED SHOWER ROOM/WC

Having a contemporary white suite by Rak comprising of large walk in shower cubicle with chromium shower head, vanity wash hand basin, low level close coupled WC, designer radiator, extractor fan and PVCu double glazed window to the side aspect.

ON THE FIRST FLOOR

A CENTRAL LANDING AREA

With access panel to the loft space, double panel radiator with thermostatic valve and doors radiating to the following;-

FRONT BEDROOM ONE measuring

12'1" x 11'9" (3.7m x 3.6m)

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

REAR BEDROOM TWO measuring

12'1" x 8'10" (3.7m x 2.7m)

Having a built in wardrobe over the stairwell, double panel radiator with thermostatic valve and PVCu double glazed window to the rear aspect.

REAR BEDROOM THREE measuring

8'9" max x 7'6" max (2.67m max x 2.3m max)

Having a double panel radiator, PVCu double glazed window to the side aspect and door leading to the;-

EN-SUITE WC/UTILITY AREA

Having a wall mounted Worcester central heating combination boiler, PVCu double glazed window to the rear aspect, white low level close coupled WC and small wash hand basin, together with work surface and space for a dryer.

OUTSIDE

The front of the property has a small enclosed paved garden with space for wheelie bins, and there is also a good sized rear garden which is fully enclosed and comprised of a paved patio, two artificial turfed areas, gazebo with raised decked flooring and large timber garden shed to the rear boundary.

GENERAL INFORMATION

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

EPC RATING: Band C.

SERVICES: All mains services are assumed to be connected to the property. A BT Telephone point has been fitted in this property.

VIEWING : By prior telephone appointment with Marrion & Co on 01922 404446.

