

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.



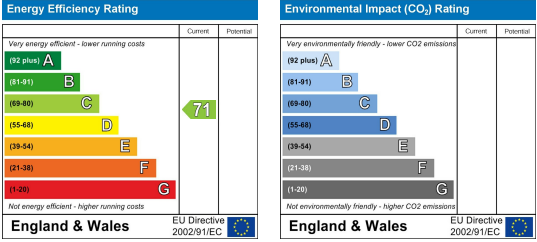
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Energy Performance Graphs



MARRION & CO

CHARTERED SURVEYORS | ESTATE AGENTS



31 Allerdale Road

Clayhanger, Walsall WS8 7SA

£900 Per Calendar Month



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Description

Nestled in the tranquil cul-de-sac of Allerdale Road, Clayhanger, Walsall, this immaculately presented end terrace house offers a perfect blend of modern living and comfort. Built in 2006, the property spans an inviting 592 square feet and is designed to cater to contemporary lifestyles.

Upon entering, you are greeted by a welcoming entrance hall that leads into an open plan lounge, creating a spacious and airy atmosphere. The well-appointed dining kitchen is ideal for both casual dining and entertaining, making it the heart of the home. The property boasts two good-sized bedrooms, providing ample space for relaxation and rest. The modern bathroom is stylishly designed, ensuring convenience and comfort for all residents.

The house benefits from gas central heating and PVCu double glazing, ensuring warmth and energy efficiency throughout the year. Outside, you will find ample parking, a valuable asset in today's busy world, along with a low maintenance rear garden that offers a private outdoor space for leisure and enjoyment.

This charming end terrace house is perfect for first-time buyers, small families, or those looking to downsize, offering a peaceful retreat while being conveniently located near local amenities. With its modern features and delightful setting, this property is a wonderful opportunity not to be missed.

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

ON THE GROUND FLOOR

A DOUBLE GLAZED COMPOSITE ENTRANCE DOOR

Opens into a;-

COMPACT RECEPTION HALLWAY

Having a further inner door leading to the;-

SPACIOUS OPEN PLAN LOUNGE WITH STAIRS OFF measuring

13'1" x 12'3" (4m x 3.75m)

The focal point of which is provided by a wall mounted electric fire. There is a PVCu double glazed picture window to the front elevation with double panel radiator and thermostatic valve. A door leads to the;-

REAR DINING ROOM measuring

9'6" x 6'0" (2.9m x 1.85m)

Having a double panel radiator, useful understairs storage cupboard and double opening PVCu double glazed French doors leading to the rear garden. An archway leads into the;-

KITCHEN AREA measuring

9'6" x 6'6" (2.9m x 2m)

Being comprehensively equipped in a range of white base and wall units with contrasting wood effect work surfaces, incorporating a single drainer stainless steel sink unit and mixer tap, a four ring gas hob with electric Bosch double oven beneath and chimney style extractor hood over, there are ceramic tiling to the splash back areas, PVCu double glazed window to the rear aspect, together with space for a washing machine and upright fridge/freezer.

ON THE FIRST FLOOR

A SPACIOUS LANDING AREA

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

REAR BEDROOM ONE measuring

13'1" x 8'2" (4m x 2.5m)

Having a PVCu double glazed picture window to the rear elevation, together with single panel radiator and thermostatic valve.

FRONT BEDROOM TWO measuring

13'1" x 7'2" max (4m x 2.2m max)

Having a PVCu double glazed window to the front aspect, single panel radiator with thermostatic valve and useful wardrobe over the stairwell.

RECENTLY REPLACED FAMILY BATHROOM/WC

Having a contemporary white suite comprised of panelled bath with gravity feed shower and glazed screen, low level close coupled WC, pedestal wash hand basin, chromium heated towel rail, electric extractor fan and PVCu double glazed window to the side aspect.

OUTSIDE

To the front of the property there is a tarmacadam driveway with parking for approximately 2 cars. The fore garden has been covered with shale for low maintenance and there is a side pedestrian gated entrance leading to the fully enclosed rear garden. This is comprised of a block paved patio area and artificial turf and concrete paved area to the top of the garden and garden shed. The whole enjoys a high degree of privacy.

GENERAL INFORMATION

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

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.

