

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.



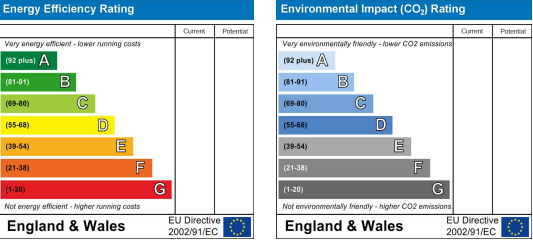
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Energy Performance Graphs



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## 140 Millfield Avenue

Lower Farm, Bloxwich WS3 3QX

Offers In The Region Of

£110,000 Leasehold





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### DESCRIPTION

Nestled in the charming area of Lower Farm, Bloxwich, this delightful top floor flat on Millfield Avenue offers a perfect blend of comfort and convenience. Boasting two spacious double bedrooms, this purpose-built flat is ideal for individuals or small families seeking a peaceful retreat with attractive views over the adjacent canal.

Upon entering, you are welcomed by a bright entrance hall that leads to a well-appointed lounge, perfect for relaxation or entertaining guests. The fitted kitchen is both functional and inviting, providing ample space for culinary creations. The tiled bathroom, along with a separate WC, ensures practicality for daily living.

This property is gas centrally heated and features PVCu double glazing, ensuring warmth and energy efficiency throughout the year. With ample storage space, you will find it easy to keep your living areas tidy and organised.

The flat is conveniently located within easy walking distance of local shops, bus routes, and schools, making it an excellent choice for those who value accessibility. Additionally, residents can enjoy the benefits of car parking and communal gardens, providing a lovely outdoor space to unwind.

In summary, this well-presented flat on Millfield Avenue is a wonderful opportunity for anyone looking to embrace a comfortable lifestyle in a vibrant community. Don't miss the chance to make this charming property your new home.

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

### ON THE SECOND FLOOR

#### A COMMUNAL ENTRY PHONE SYSTEM

Leads to the internal front door and;-

#### SPACIOUS HALLWAY

With single panel radiator and thermostatic valve, four larger walk in storage cupboards and doors radiating to the following;-

#### FITTED KITCHEN measuring

12'2" x 7'11" (3.7 x 2.42)

Comprehensively equipped in a range of light oak effect base and wall units, having contrasting roll topped work surfaces, incorporating a single drainer sink unit, space for a slot in cooker, plumbing connections for an automatic washing machine and fridge/freezer, PVCu double glazed window, wall mounted Ideal Logic central heating boiler, laminate flooring, single panel radiator with thermostatic valve, built in pantry and sliding glazed hatch to the;-

#### LOUNGE measuring

14'11" x 12'2" (4.54 x 3.7)

Having PVCu double glazed picture windows to tel elevations, overlooking the nearby canal, double panel radiator and thermostatic valve.

#### FRONT BEDROOM ONE measuring

10'4" x 14'1" (3.15 x 4.3)

Having a single panel radiator with thermostatic valve and PVCu double glazed window.

#### FRONT BEDROOM TWO measuring

10'1" x 11'10" (3.08 x 3.6)

Having a built in double wardrobe, single panel radiator with thermostatic valve and PVCu double glazed window.

#### FULLY TILED BATHROOM

Having a white suite comprised of panelled bath and pedestal wash hand basin, glazed screen and shower, single panel radiator and PVCu double glazed window.

#### SEPARATE FULLY TILED WC

Having a low level suite and PVCu double glazed window.

#### OUTSIDE

Ground floor storage cupboard, parking and communal gardens.

#### 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 A.

SERVICES: All mains services are assumed to be

connected to the property.

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

