

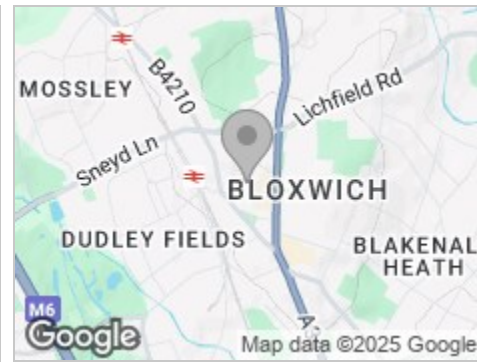
Road Map



Hybrid Map



Terrain Map



Floor Plan



17 Marlborough Street

Bloxwich, Walsall WS3 2HZ
Offers In The Region Of
£165,000 Freehold

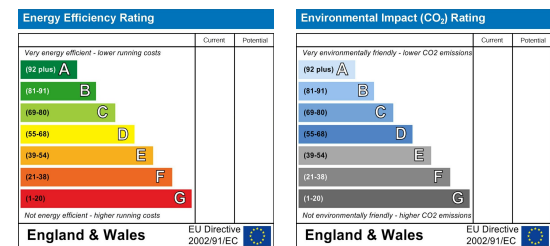


Viewing

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



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

t. 01922 404446

e. sales@marrion.co.uk

www.marrion.co.uk



17 Marlborough Street

Bloxwich, Walsall WS3 2HZ

Offers In The Region Of £165,000 Freehold



Description

Situated on Marlborough Street in Walsall, this charming terraced house presents an excellent opportunity for those seeking a home with potential. Spanning 829 square feet, the property features a well-proportioned layout that includes one reception room, three bedrooms, and a family bathroom.

Conveniently located just a short stroll from Bloxwich High Street, this residence offers easy access to local amenities, making it an ideal choice for families and professionals alike. The house is in need of general modernisation, allowing you to put your personal touch on the space and create your dream home.

Upon entering, you are welcomed by a canopy porch leading into the entrance hall, which provides access to the front lounge, perfect for relaxation or entertaining guests. The dining kitchen is spacious and functional, while a guest cloakroom/WC adds to the convenience of the ground floor. A rear verandah extends the living space outdoors, leading to a good-sized rear garden, ideal for gardening enthusiasts or family gatherings.

The first floor comprises three bedrooms, providing ample space for family or guests. The family bathroom is partly tiled, offering a practical layout for everyday use. The property benefits from gas central heating and is partially double glazed, ensuring comfort throughout the seasons.

With no onward chain, this property is ready for you to make it your own. An early internal viewing is highly recommended to fully appreciate the accommodation on offer and the potential this home holds. Don't miss out on this fantastic opportunity to secure a property in a desirable location.

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

ON THE GROUND FLOOR

CANOPY PORCH

Together with composite entrance door opens into a;-

COMPACT RECEPTION HALLWAY

Having an easy rise staircase leading to the first floor, laminate floor, built in meter cupboard and door into the;-

FRONT LOUNGE measuring

13'5" max x 12'9" max (4.1m max x 3.9m max)

The focal point of which is provided by a feature fireplace with wall mounted electric fire. There is a PVCu double glazed window to the front aspect together with double panel radiator, thermostatic valve and laminate flooring. A door leads to the;-

REAR DINING KITCHEN measuring

13'10" max x 7'6" (4.22m max x 2.3m)

Comprehensively equipped in a range of built in base units with work surfaces, a single drainer stainless steel sink unit, space for a slot in cooker and fridge, ceramic floor and wall tiling, wall mounted Ideal Logic Max combination boiler, PVCu single glazed window to the rear aspect and useful downstairs storage cupboard.

REAR LOBBY

Giving access to the;-

GUESTS CLOAKS/WC

Having a modern low level close coupled WC, single panel radiator with thermostatic valve and PVCu single glazed window to the rear. A further PVCu double glazed door leads into the;-

REAR VERANDAH measuring

11'9" x 8'6" (3.6m x 2.6m)

Having a single panel radiator, access to the pedestrian entry and rear garden.

ON THE FIRST FLOOR

AN 'L' SHAPED LANDING AREA

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

FRONT BEDROOM ONE measuring

11'1" x 9'10" (3.38m x 3.00m)

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

REAR BEDROOM TWO measuring

11'1" x 8'2" (3.4m x 2.5m)

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

REAR BEDROOM THREE measuring

8'6" x 7'10" (2.6m x 2.4m)

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

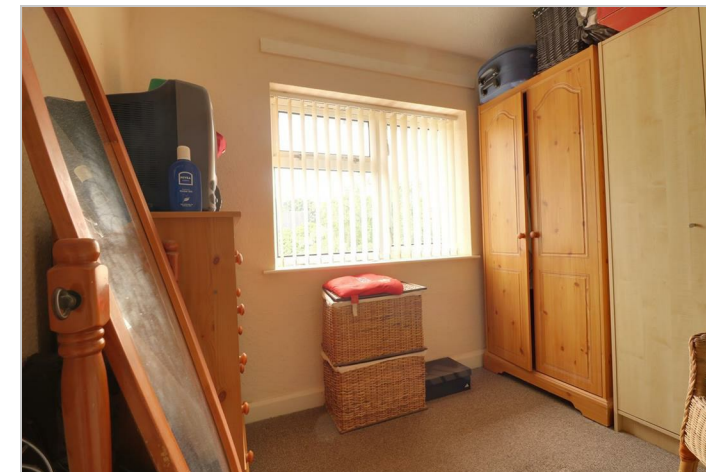
PART TILED FAMILY BATHROOM/WC

Having a contemporary white suite comprised of low level WC, pedestal wash hand basin, panelled bath with instant electric shower over, curtain and rail. Built in airing cupboard, heated towel rail and PVCu single glazed window to the front aspect.

OUTSIDE

There is a compact fore garden with access to the through pedestrian entry leading to the fully enclosed rear garden area, having a paved patio, lawn and well stocked borders.

GENERAL INFORMATION



TENURE: It is assumed that the subject property is Freehold.

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

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

FIXTURES AND FITTINGS: Items details in these particulars are included in the sale and will pass with the property.

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