

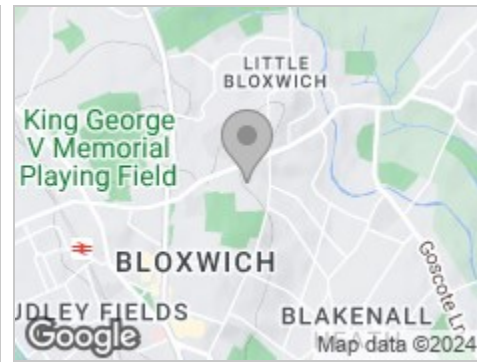
Road Map



Hybrid Map



Terrain Map



Floor Plan



85 Lancaster Place

Bloxwich, Walsall WS3 3NF
Offers In The Region Of
£210,000 Freehold

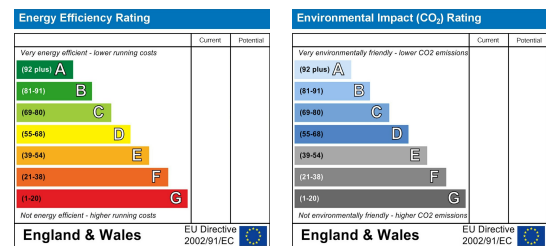


Viewing

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



85 Lancaster Place

Bloxwich, Walsall WS3 3NF

Offers In The Region Of £210,000 Freehold



Full Description

This immaculately presented Post-war Semi Detached House occupies a near head of cul-de-sac position on this small residential development leading directly from Field Road.

Bloxwich High Street, with its many shops and local services is within easy walking distance. The property also falls within the catchment area for several good schools, including the nearby Walsall Academy. Transport services include Bloxwich Railway Station with direct access to London Euston and Birmingham City Centre.

Nearby Junction 10 of the M6 Motorway also affords excellent commuting links to Birmingham City Centre and the wider conurbation.

Being most deserving of early internal viewing, the accommodation briefly includes the following;- (all measurements approximate)

ON THE GROUND FLOOR

ENCLOSED BRICK BUILT STORM PORCH

With lighting, has a composite PVCu double glazed door opening into the;-

WELL PROPORTIONED RECEPTION HALLWAY

Having an easy rise staircase leading to the first floor, with quarter landing and PVCu double glazed window to the front aspect, double panel radiator, wood effect laminate flooring, useful understairs storage cupboard and replacement hardwood contemporary internal doors leading to the following;-

FRONT KITCHEN measuring

8'11" x 8'11" (2.74m x 2.72m)

Comprehensively equipped in a range of light Grey coloured base and wall units, incorporating contrasting work surfaces, including a one and a half bowl single drainer stainless steel sink unit with mixer tap, breakfast bar over the single panel radiator, built in half sized dishwasher, plumbing connections for automatic washing machine, space for a microwave and fridge/freezer, ceramic electric induction hob with extractor hood over and Forced Air electric oven beneath, ceramic tiling to the floor and splash back areas, together with a PVCu double glazed window to the front aspect.

REAR LOUNGE measuring

13'3" x 10'11" (4.06m x 3.33m)

The focal point of which is provided by a chimney breast wall having a feature timber over mantle and inset tiled hearth, a PVCu double glazed bay window and double opening French doors lead to the rear garden, double panel radiator and laminate wood effect flooring.

GROUND FLOOR GUESTS CLOAKS/WC

Having a contemporary white suite comprised of low level WC and corner vanity wash hand basin, PVCu double glazed window to the rear aspect, ceramic floor tiling and wall mounted Independent combination central heating boiler.

SMALL STUDY AREA

Ideal for home workers, having a single panel radiator and ceramic tiled floor.

SIDE CONSERVATORY

Being of part brick and PVCu double glazed construction, having a mainly covered roof with skylight windows,

double panel radiator with thermostatic valve, ceramic floor tiling and double opening French doors leading to the rear garden.

ON THE FIRST FLOOR

WELL LIT LANDING AREA

Having a PVCu double glazed window to the side aspect, access panel to the fully boarded loft space together with pull down ladder and doors radiating to the following;-

FRONT BEDROOM ONE measuring

13'1" x 8'11" (3.99m x 2.74m)

Having two PVCu double glazed windows to the front aspect, single panel radiator and built in wardrobe.

REAR BEDROOM TWO measuring

13'3" x 10'11" (4.06m x 3.35m)

Having a range of built in bedroom wardrobes with sliding and part mirror doors, TV aerial point and power supply, PVCu double glazed window to the rear aspect and single panel radiator.

RE-FITTED FAMILY BATHROOM/WC

Having a contemporary white suite comprised of panelled

bath, vanity wash hand basin, low level close coupled WC, fully glazed shower compartment, ceramic tiling to the splash back areas, chromium heated towel rail, PVCu double glazed window to the rear aspect and extractor fan.

OUTSIDE

Mature and good sized lawned rear garden with substantial patio area to the side and rear, providing ample space for Alfresco dining (weather permitting).

GENERAL INFORMATION

TENURE: We are advised by the Vendor that the property is Freehold, however we have not inspected the Title Deeds and purchasers should confirm this with their solicitor prior to exchange of contracts.

COUNCIL TAX: We understand from 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.

