

Road Map



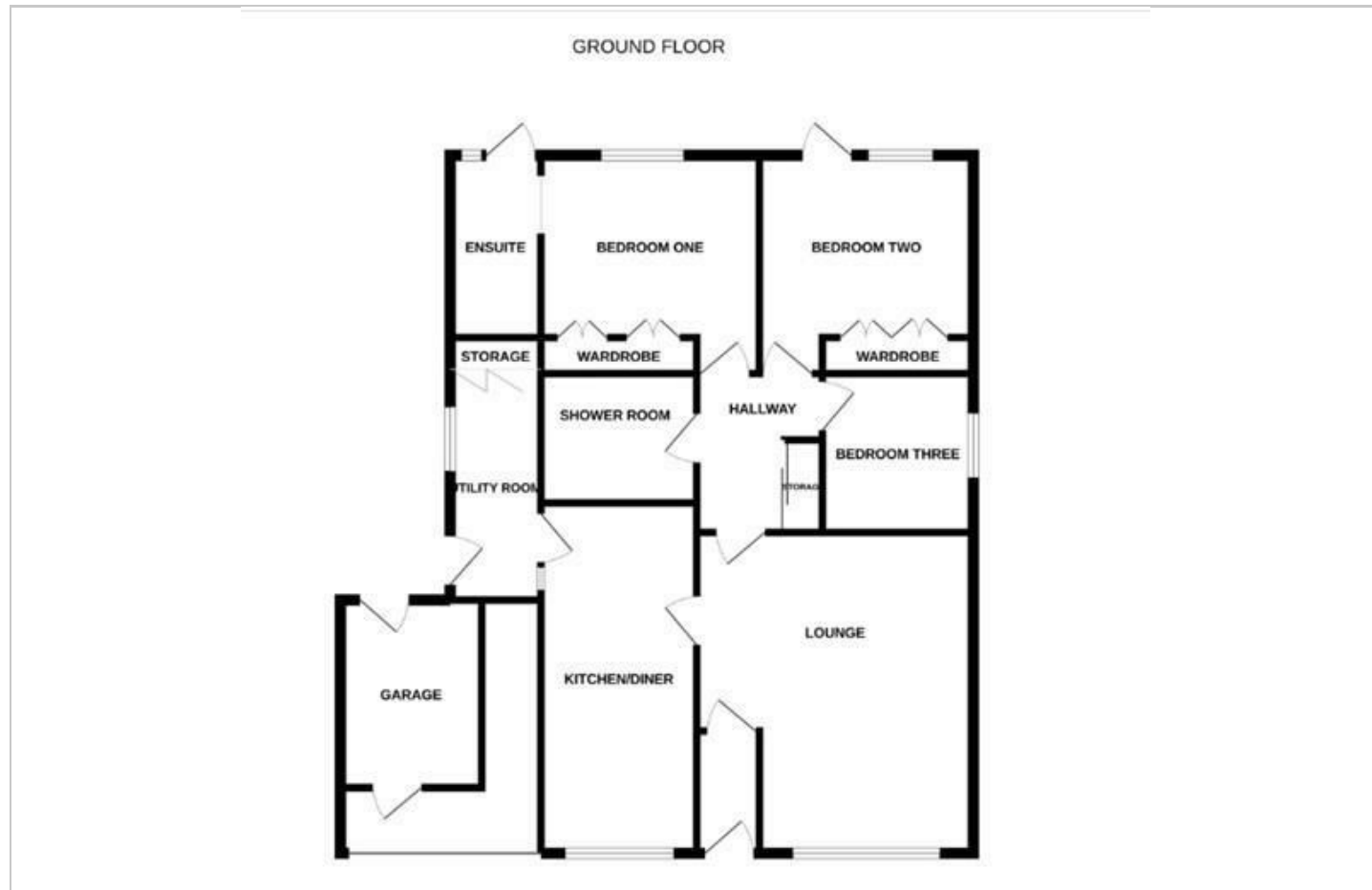
Hybrid Map



Terrain Map



Floor Plan



91 Quinton Avenue

Great Wyrley, Walsall WS6 6LP

Offers In The Region Of
£325,000 Freehold

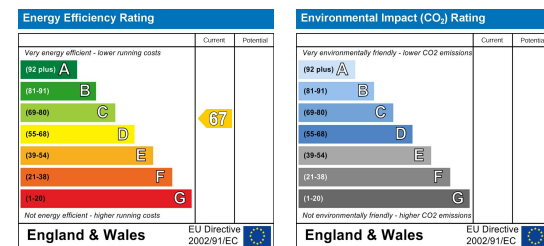


Viewing

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

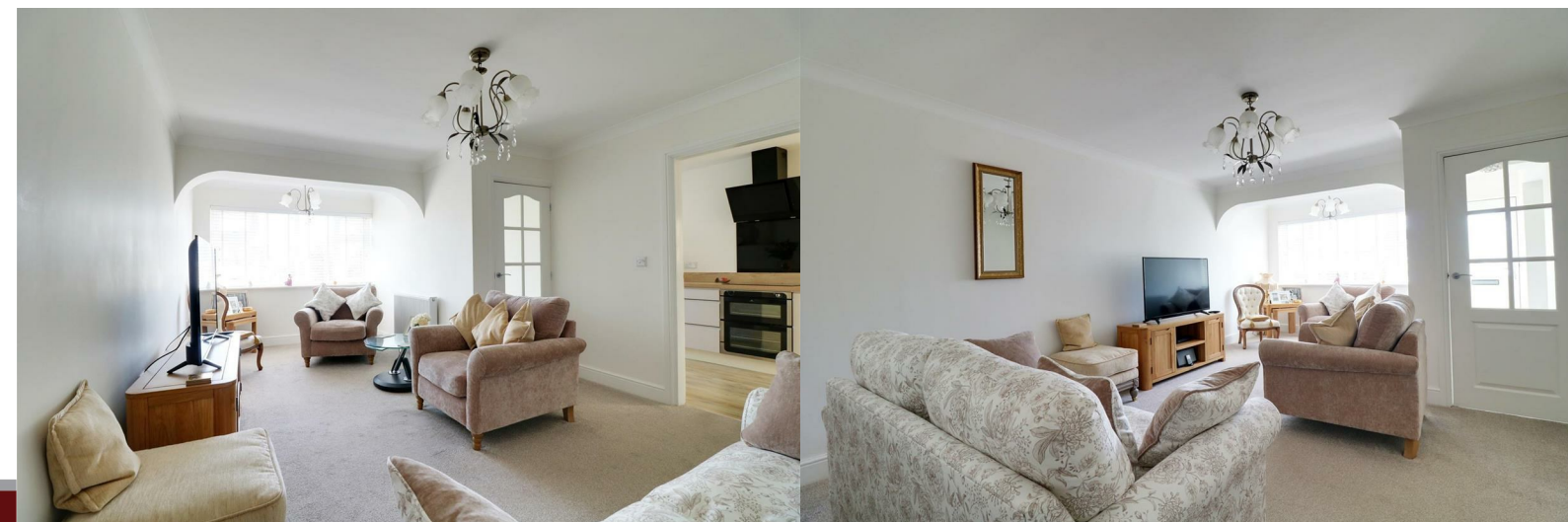


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91 Quinton Avenue

Great Wyrley, Walsall WS6 6LP

Offers In The Region Of £325,000 Freehold



Brief Description

Marrion & Co are delighted to be able to offer for sale this beautifully presented link detached bungalow with gas central heating and PVCu double glazing, briefly comprising:- Hallway, Lounge, Kitchen/Diner, Three Good Sized Bedrooms, Master having En-suite Bathroom/WC, Family Shower Room/WC, Off Road Parking, Garage and Enclosed Rear Garden

VIEWING ESSENTIAL

FULL DESCRIPTION

Most deserving of an early internal inspection, this link detached bungalow has been creatively refurbished in recent years, to comprise deceptively spacious accommodation, which benefits from both gas central heating and uPVC double glazing.

The bungalow occupies a convenient location, being well served by Village amenities at the nearby Quinton Shopping Centre. Frequent and regular public transport services also run close to the property, and there is good access to schools for children of all age groups, and places of public worship.

This beautifully presented home briefly comprises the following;- (All measurements approximate)

ENTRANCE HALLWAY

Having a composite entrance door, lighting and doors radiating to the following;-

FRONT LOUNGE measuring

22'2" x 11'9" (6.78m x 3.6m)

Having a PVCu double glazed picture window to the front of the property, two double panel radiators, lighting and doors leading to both the inner hallway and;-

KITCHEN/DINER measuring

23'1" x 6'10" (7.06m x 2.1m)

Comprehensively re-fitted with a modern range of mushroom

coloured handleless base and wall units, having contrasting light Oak effect work surfaces, incorporating a one and a half bowl stainless steel sink unit with mixer tap, a double oven, electric hob with modern extractor hood over, integrated dishwasher and space for further appliances, space for a fridge/freezer, PVCu double glazed window to the fore, space for dining table and chairs, further PVCu double glazed window to the side, together with partial glass door leading into the;-

LAUNDRY/UTILITY ROOM measuring

13'9" x 4'3" (4.2m x 1.3m)

Fitted with a range of base units and work surface over, plumbing connections for washing machine, space for both tumble dryer and washing machine, together with further appliances, PVCu double glazed window to the side aspect, a concertina door leading to a further storage area, with timber glazed door leading out to the side of the property.

AN INNER HALLWAY

Leads to the following;-

MASTER BEDROOM ONE measuring

10'6" x 8'11" (3.22m x 2.73m)

Having a PVCu double glazed window to the rear of the property, fitted wardrobes, lighting, together with double panel radiator.

EN-SUITE BATHROOM/WC measuring

11'1" x 4'7" (3.4m x 1.42m)

Having a modern white suite comprising of a modern style vanity wash hand basin, low level close coupled WC, panelled bath with shower over, inset ceiling spot lighting, chromium heated towel rail, PVCu double glazed window to the rear aspect together with PVCu double glazed personal door leading to the rear garden.

REAR BEDROOM TWO measuring

12'5" x 9'10" (3.8m x 3m)

Having a PVCu double glazed window to the rear aspect, double panel radiator, lighting, and PVCu double glazed personal door leading to the rear garden.

BEDROOM THREE measuring

7'1" x 6'10" (2.16m x 2.1m)

Having a PVCu double glazed window to the side aspect, double panel radiator and lighting.

SHOWER ROOM/WC

Fitted with a modern white suite comprising of vanity wash hand basin, low level close coupled WC with enclosed cistern, shower cubicle with curved glass shower screen, tiling to splash back areas, chromium heated towel rail and airing cupboard housing a brand new combination boiler with 10 year guarantee.

INTEGRAL GARAGE measuring

16'6" x 7'10" (5.03m x 2.41m)

Usefully split into two separate areas to include a bin storage area. Entry from the front of the property is via an up and over garage door, and to the rear is a PVCu double glazed personal door, which also gives access to the rear garden. There is both mains power and lighting.

GARDEN

To the front of the property there is a tarmac driveway having parking for several vehicles together with a border containing various shrubs and planting. To the rear of the property, there is a fully enclosed landscaped garden having lawn, gravelled area, decking and well established borders, containing many trees,

shrubs and bushes and garden shed. The garden is private and unoverlooked.

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 C.

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

FIXTURES AND FITTINGS: Items detailed 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.

