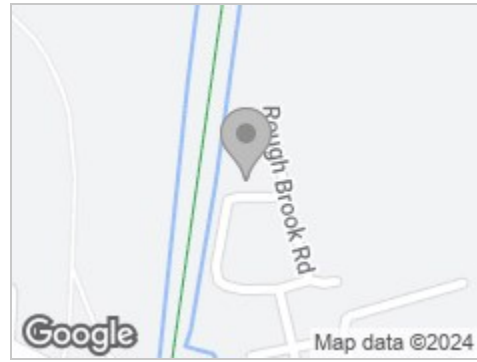


Road Map



Hybrid Map



Terrain Map



Floor Plan



19 Bramcote Way

Rushall, Walsall WS4 1DG
Offers In The Region Of
£205,000 Freehold

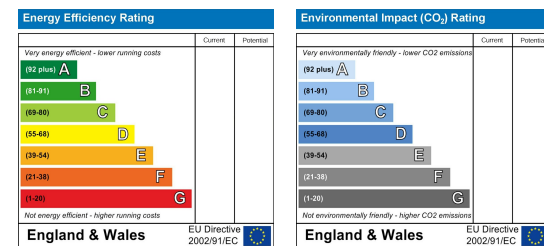


Viewing

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

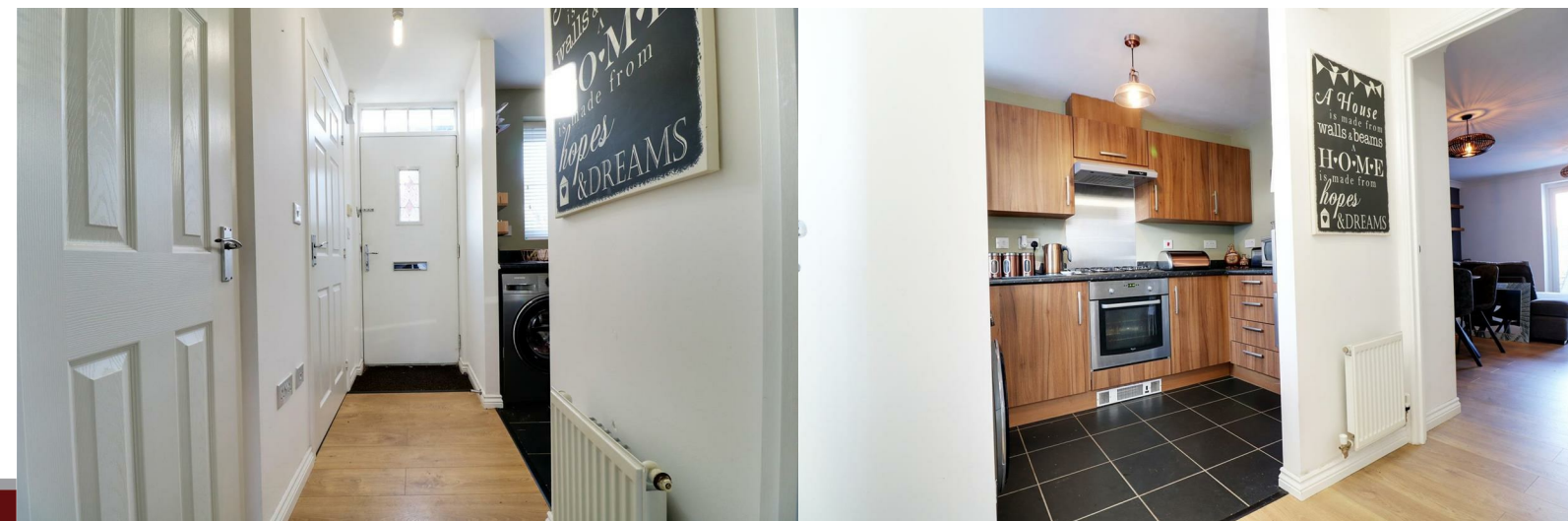


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19 Bramcote Way

Rushall, Walsall WS4 1DG

Offers In The Region Of £205,000 Freehold



Brief Description

As recently built as 2010, this attractive Barratt built End Town House, is a must to view! Quietly situated close to open countryside, the house offers convenient access to all usual local amenities and briefly includes the following gas centrally heated and PVCu double glazed accommodation;- Entrance Hall, Guests Cloaks/WC, Kitchen, Rear Lounge/Dining Room, Two Double Bedrooms, both having built in wardrobes and one having an En-suite Shower Room/WC, Family Bathroom/WC, Enclosed Rear Garden with Detached Home Office/Summerhouse and Driveway Parking

FULL DESCRIPTION

This attractively designed and deceptively spacious two storey end town house is one of three in the block, thought to date from 2010, and completed to good quality specifications of its day by National House Builders Barratt Homes.

The house occupies a quiet and secluded location on the edge of open countryside, and is yet within easy reach of many local amenities. These include access to the Midland Motorway Network, and schools catering for children of all age groups. Bus services run close to the property, and the area contains a number of sporting, social and recreational facilities to be enjoyed at your leisure.

Being most worthy of early internal viewing, the interior has been attractively appointed and includes the following gas centrally heated and PVCu double glazed accommodation;- (all measurements approximate)

ON THE GROUND FLOOR

A COMPOSITE ENTRANCE DOOR

Opens into the;-

WELCOMING RECEPTION HALLWAY

Having laminate flooring, single panel radiator with thermostatic valve, useful built in storage cupboard and door leading to the;-

FULLY FITTED GUESTS CLOAKS/WC

Having a contemporary white suite comprised of low level WC, corner wash hand basin, single panel radiator with thermostatic valve and PVCu double glazed window to the side aspect. An archway leads into the;-

FITTED KITCHEN measuring

9'10" x 6'2" (3m x 1.9m)

Comprehensively equipped in a range of wood effect base and wall units, having contrasting roll topped work surfaces incorporating a single drainer stainless steel sink unit with mixer tap, a Whirlpool four ring gas hob with fan assisted electric oven beneath and extractor hood over, space for fridge/freezer, plumbing connections for automatic washing machine, ceramic tiling to the floor and splash back areas, PVCu double glazed window to the front aspect, plinth warm air heater and wall mounted Ideal Logic combination/condensing boiler. A door leads to the;-

REAR LOUNGE/DINING ROOM measuring

12'8" x 17'6" min (3.88m x 5.35m min)

Having attractive PVCu double opening French doors leading to the rear garden, an easy rise spindled balustrade staircase leading to the first floor, two single panel radiators, and laminate flooring.

ON THE FIRST FLOOR

A SPACIOUS AND WELL LIT LANDING AREA

Has a PVCu double glazed window to the side aspect, access panel to loft space and doors radiating to the following;-

REAR BEDROOM ONE measuring

12'8" x 12'3" max (3.88m x 3.75m max)

Having a PVCu double glazed window to the rear aspect, single panel radiator with thermostatic valve, built in double wardrobe with sliding doors and door to the;-

EN-SUITE SHOWER ROOM/WC

Having a contemporary white suite, comprised of low level WC, pedestal wash hand basin, shower cubicle with concertina glazed door and electric shower, single panel radiator with thermostatic valve and extractor fan.

FRONT BEDROOM TWO measuring

12'8" x 8'4" (3.88m x 2.55m)

Having a further range of built in bedroom wardrobes and bedside drawer units, single panel radiator with thermostatic valve, and PVCu double glazed window to the front aspect.

FAMILY BATHROOM/WC

Having an attractive white suite comprised of panelled bath, pedestal wash hand basin, low level WC, single panel radiator with thermostatic valve and extractor fan.

OUTSIDE

There is an open plan lawned fore garden together with tarmac driveway with parking for two to three cars. A pedestrian gated entrance leads to the fully enclosed rear garden, having a paved patio with compact lawned areas, well stocked herbaceous borders and a good sized modern summerhouse, which can be used as an office, gym or storage area, and having power and lighting and electric heating.

GENERAL INFORMATION

LOCAL AUTHORITY: Walsall MBC - Council Tax Band B.

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

VIEWINGS: By appointment only. Contact Letting Agents Marrison & Co 01922 404446

