

## Road Map



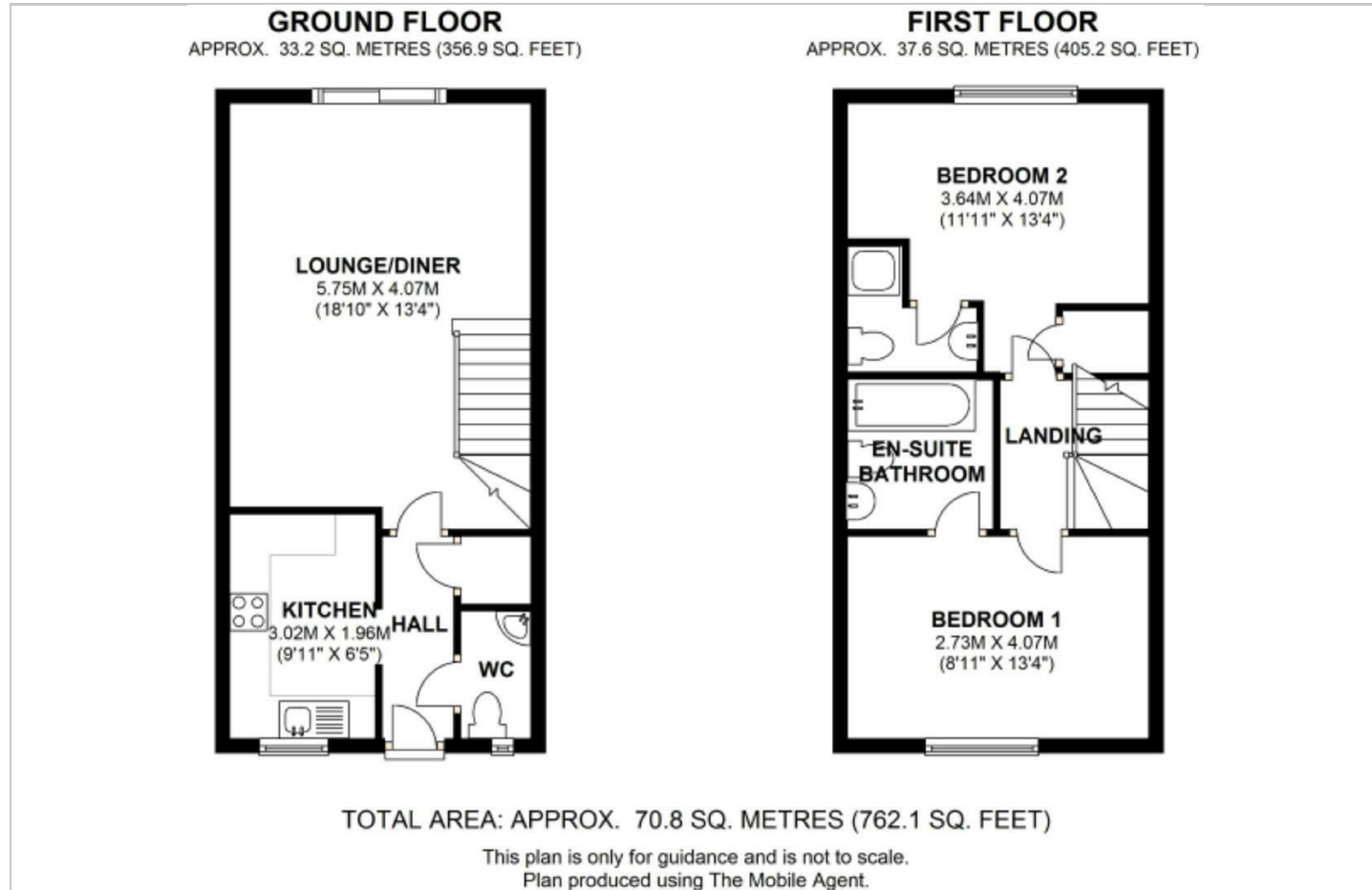
## Hybrid Map



## Terrain Map



## Floor Plan



## 86 Squires Grove

, Willenhall WV12 5BZ

£925 Per Calendar Month

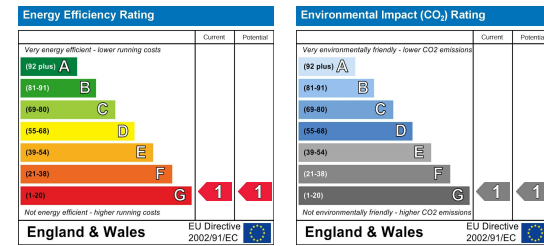


## Viewing

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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# 86 Squires Grove

, Willenhall WV12 5BZ

£925 Per Calendar Month



Situated just off the Lichfield Road, this house is located with access to the shops in New Invention, whilst further larger stores can be found at nearby Walsall, Willenhall and Wednesfield along Lichfield Road itself. There are various Primary and Secondary schools within the area, as well as various bus routes leading along Lichfield Road. The M6 at junction 10 is also within access, as well as the M54

A modern two bedroom End Town House is situated in a cul-de-sac location offering immaculate accommodation comprising of a ground floor cloakroom/WC, a modern gloss black kitchen with wall and base units with integrated cooker, hob and hood and an open-plan lounge/dining room which has French doors out onto the rear garden. To the first floor are two double bedrooms (both with en-suites). The master bedroom having an en-suite shower and bedroom 2 having an en-suite bathroom. Externally there is an enclosed rear garden and a small front garden with off street parking to the side. Available for rent now.

## APPROACH

Having a tarmac driveway and front garden is laid to lawn.

## ON THE GROUND FLOOR

### FITTED KITCHEN measuring

9'10" x 6'4" (3.00 x 1.93)

Having a PVCu double glazed window to the front elevation, a range of contemporary high gloss black wall and base units with work surface over, integrated oven, hob with extractor fan over,

### LOUNGE/DINER measuring

19'3" x 12'7" (5.87 x 3.84)

Having PVCu double glazed French doors leading to the rear garden, radiator, television point and stairs leading to the first floor accommodation.

### GUESTS CLOAKS/WC

Having a PVCu double glazed window to the front elevation, hand wash basin and WC.

## ON THE FIRST FLOOR

### FRONT BEDROOM ONE measuring

12'8" x 8'5" (3.86 x 2.57)

Having a PVCu double glazed window to the front elevation, radiator and door to en-suite bathroom/WC.

### EN-SUITE BATHROOM/WC

Having a panelled bath, pedestal hand wash basin and low level WC.

### REAR BEDROOM TWO measuring

12'8" (max) x 12'8" (max) (3.86 (max) x 3.86 (max))

Having a PVCu double glazed window to the rear elevation, radiator and door to en-suite shower room/WC.

### EN-SUITE SHOWER ROOM/WC

Having a shower cubicle, hand wash basin and WC.

## OUTSIDE

### REAR GARDEN

Having a larger than average rear garden mainly laid to lawn with gated access to the front of the property.

