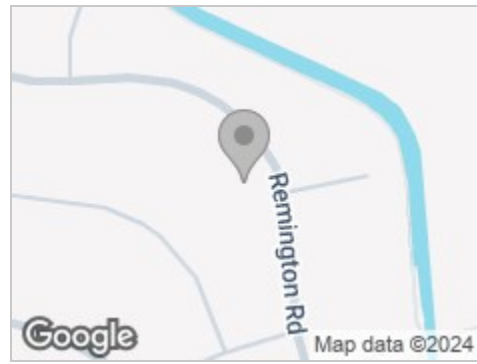


Road Map



Hybrid Map



Terrain Map



Floor Plan



58 Remington Road

Beechdale, Walsall WS2 7EQ

Offers In The Region Of £150,000 Freehold

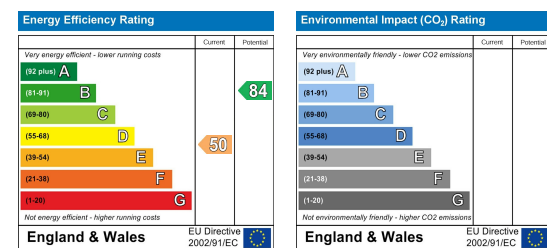


Viewing

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

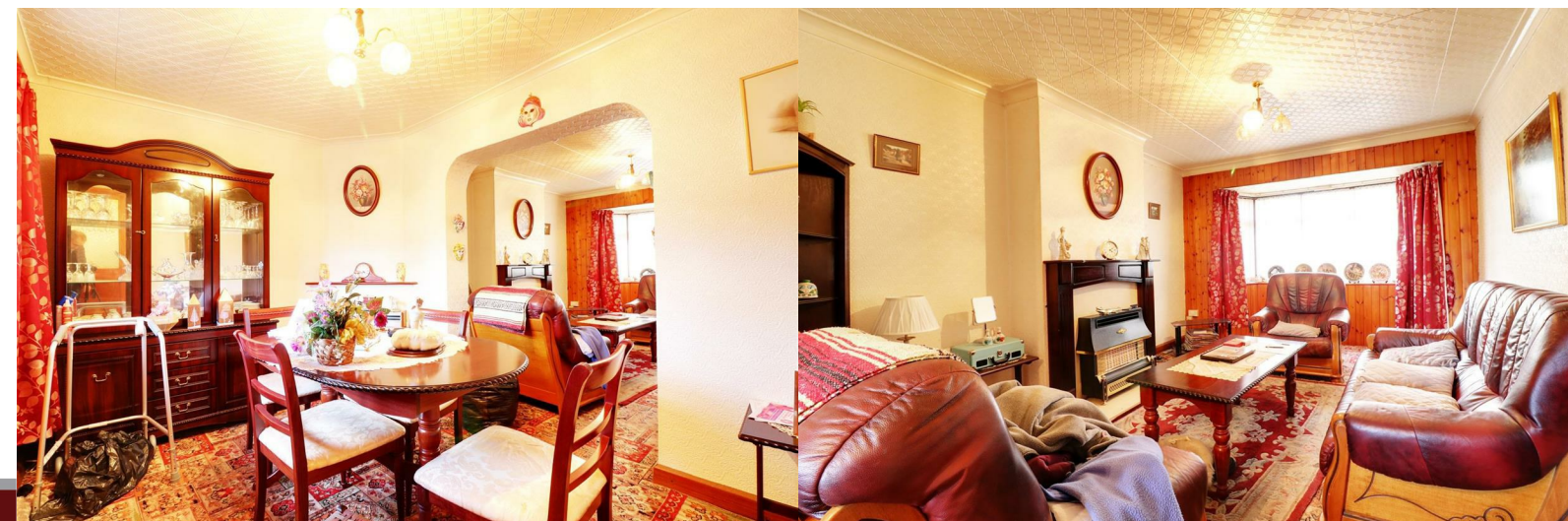


639 Bloxwich Road, Leamore, Walsall, West Midlands, WS3 2BQ

t. 01922 404446

e. sales@marrion.co.uk

www.marrion.co.uk



58 Remington Road

Beechdale, Walsall WS2 7EQ

Offers In The Region Of £150,000 Freehold



FULL DESCRIPTION

Located on the charming Remington Road in Beechdale, Walsall, this end terrace house is a hidden gem waiting to be discovered. Boasting one reception room, two cosy bedrooms, and a well-appointed bathroom, this property offers a comfortable living space perfect for a small family or a couple looking to settle down.

As you step inside, you'll be greeted by an enclosed porch leading to a front dining room that seamlessly flows into a rear lounge, creating a warm and inviting atmosphere for entertaining guests or simply relaxing after a long day. The galley kitchen is a chef's delight, offering ample space to whip up delicious meals.

One of the standout features of this property is its excellent potential for improvement and extension, allowing you to tailor the space to your liking and add your personal touch. Imagine the possibilities of creating your dream home right here!

Situated on a generous corner plot, this house includes a detached garage, perfect for storing your car or using as additional storage space. The property is gas centrally heated and PVCu double glazed, ensuring your comfort and peace of mind throughout the year.

Outside, you'll find a side verandah where you can enjoy your morning coffee or unwind with a good book. The two double bedrooms offer a peaceful retreat, while the good-sized gardens provide the ideal setting for outdoor gatherings or simply soaking up the sun on a lazy afternoon.

Don't miss the chance to make this charming end terrace house your own and unlock its full potential. With its prime location and promising features, this property is a rare find that won't stay on the market for long. Book a viewing today and start envisioning the endless possibilities that await you at Remington Road!

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

ON THE GROUND FLOOR

A TIMBER ELIZABETHAN STYLE ENTRANCE DOOR

Opens into;-

AN ENCLOSED PORCH

Housing the gas meter and having a further Elizabethan style entrance door opening into the;-

FRONT DINING ROOM measuring

12'9" x 8'3" (3.9m x 2.53m)

The focal point of which is provided by a diagonal corner chimney breast with wall mounted Baxi Bermuda gas fire, single panel radiator, coved ceiling, PVCu double glazed bow window to the front aspect, part glazed door leading to the easy rise staircase and archway into the;-

REAR LOUNGE measuring

13'9" x 10'8" (4.2m x 3.27m)

Having an additional walk in PVCu double glazed bay window to the rear aspect. The focal point is provided by a chimney breast with wall mounted gas fire, coved ceiling, single panel radiator and part glazed door leading into the;-

GALLEY STYLE KITCHEN measuring

13'9" x 4'11" (4.2m x 1.5m)

Equipped in a range of wood effect laminate base and wall units having contrasting roll topped work surfaces, incorporating a single drainer stainless steel sink unit, plumbing connections for automatic washing machine, space for a cooker and fridge, single panel radiator with thermostatic valve, part tiled and timber panelled walls, useful understairs pantry cupboard and timber and glazed door with window leading into the;-

EXTENDED VERANDAH measuring

12'9" x 5'0" (3.9m x 1.53m)

Equipped with built in storage cupboards and a PVCu personal door leading to the rear garden.

ON THE FIRST FLOOR

A CENTRAL LANDING AREA

With access panel to the loft space, PVCu double glazed window to the side aspect, built in airing cupboard housing the hot water cylinder and doors radiating to the following;-

REAR BEDROOM ONE measuring

13'9" x 10'9" max (4.2m x 3.3m max)

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

FRONT BEDROOM TWO measuring

12'9" x 9'0" (3.9m x 2.75m)

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

FULLY TILED FAMILY BATHROOM/WC

Having a Sepia coloured suite comprised of low level WC, pedestal wash hand basin, panelled bath with instant electric shower, curtain and rail, double panel radiator and PVCu double glazed window to the rear aspect.

OUTSIDE

A BRICK BUILT DETACHED GARAGE approximately

16'4" x 8'2" (5m x 2.5m)

Having a up and over garage door and timber personal door to the rear.



GARDEN

The property is approached over a tarmac driveway with wrought iron vehicular gates and further paved fore garden with pedestrian access. A side pedestrian gateway leads into an additional side entrance with ample space for extension of the property subject to Local Authority consent, leading to the tiered rear garden being comprised of paved patio and steps down to the main garden area.

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.

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.