

Road Map



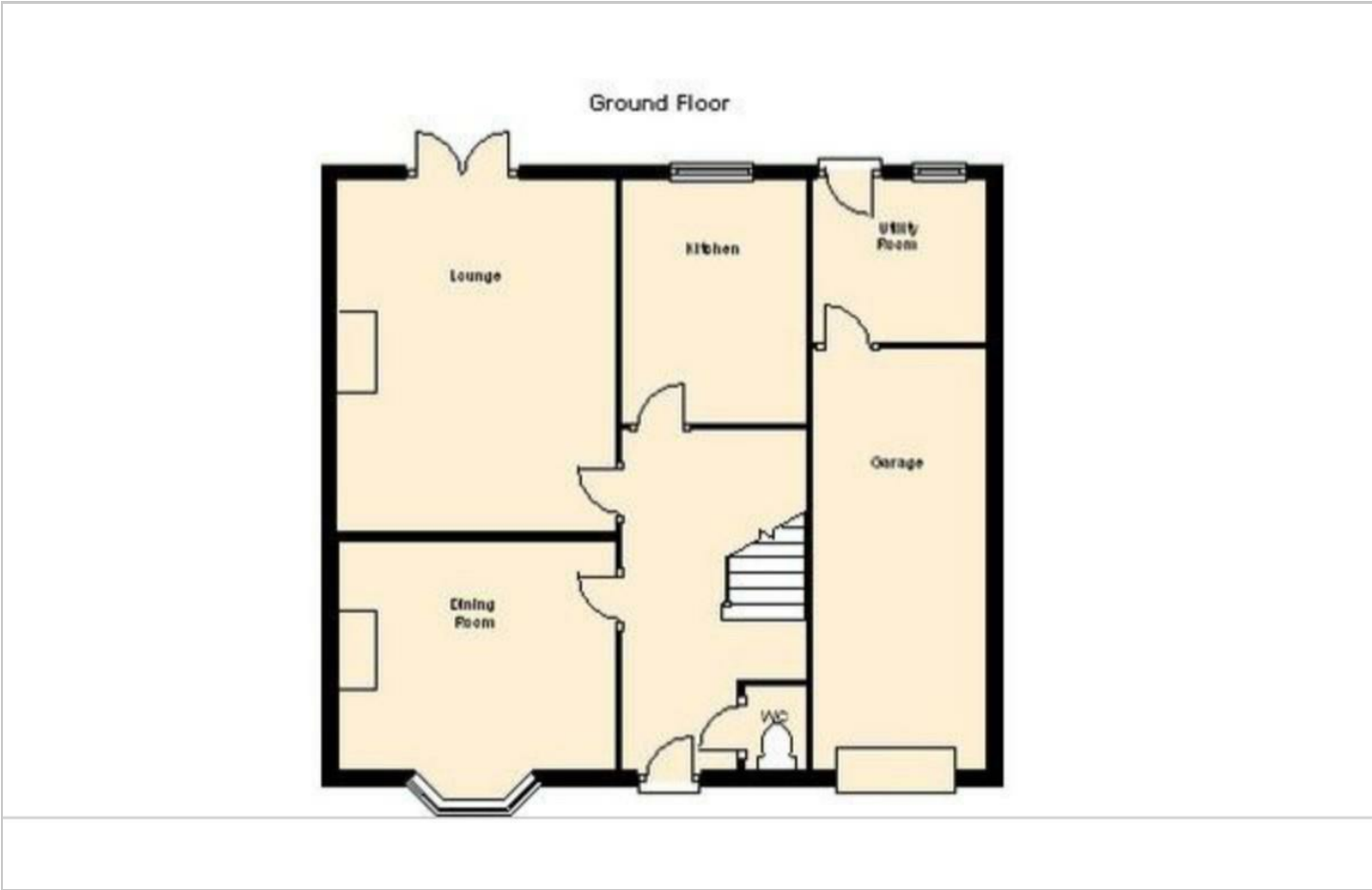
Hybrid Map



Terrain Map



Floor Plan



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.



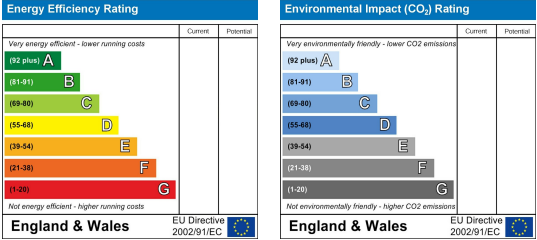
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191 Field Road

, Walsall WS3 3NA

Offers Over £280,000 Freehold

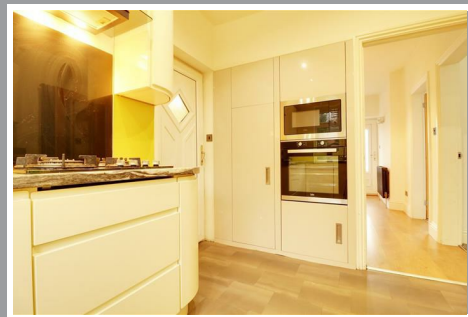




# 191 Field Road

, Walsall WS3 3NA

Offers Over £280,000 Freehold



Situated on the charming Field Road in Walsall, this traditionally styled semi-detached house, built in 1935, has been much improved and modernised to offer a delightful living experience. Spanning an impressive 1,109 square feet, the property boasts a deceptively spacious layout that is sure to impress upon viewing.

Upon entering, you are greeted by a welcoming canopy porch leading into a large entrance hall, which sets the tone for the rest of the home. The ground floor features two well-proportioned reception rooms, perfect for both relaxation and entertaining. The fitted kitchen, accompanied by a utility room, provides ample space for culinary pursuits and everyday living. Additionally, a convenient guests' cloakroom/WC enhances the practicality of the home.

The first floor comprises three good-sized bedrooms, each equipped with built-in wardrobes, ensuring plenty of storage space. The family bathroom/WC is thoughtfully designed to cater to the needs of the household.

Externally, the property benefits from a garage and a driveway, providing off-road parking for your convenience. The large mature garden offers a tranquil outdoor space, ideal for family gatherings or simply enjoying the fresh air.

With no onward chain, this property presents a seamless opportunity for prospective buyers. Viewing is highly recommended to fully appreciate the charm and spaciousness this home has to offer. Whether you are a growing family or seeking a comfortable retreat, this residence on Field Road is a splendid choice.

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

## ON THE GROUND FLOOR

### A TILED OPEN CANOPY PORCH

With PVCu double glazed entrance door and side panel open into a:-

### SPACIOUS AND WELCOMING RECEPTION HALLWAY

Having an easy rise staircase to the first floor with spindled balustrade, easy clean laminate flooring, designer double panel radiator with thermostatic valve, wall and ceiling lighting and replacement contemporary solid and glazed doors to the following accommodation;-

### GUESTS CLOAKS/WC

Having a white low level suite with combined wash hand basin, ceramic tiling to the splash back areas, single panel radiator, thermostatic valve and extractor fan.

### FRONT RECEPTION ROOM measuring

11'8" x 9'8" (3.56m x 2.95m)

Having an additional walk in bay window area with PVCu double glazed window to the fore garden. The focal point is provided by a chimney breast and there are contemporary built in fitments to the bay window area, wall and ceiling lighting, single panel radiator and thermostatic valve.

### REAR RECEPTION ROOM measuring

11'8" x 14'9" (3.56m x 4.5m)

The focal point of which is provided by a further chimney breast wall with inset flame effect fire, together with recess shelving and built in units to either side. There is a single panel radiator with thermostatic valve and PVCu double glazed French doors leading onto the rear patio.

### RE-FITTED KITCHEN measuring

10'2" x 7'9" (3.1m x 2.38m)

Comprehensively equipped in a range of base and wall units in both cream and grey, having handleless doors, curved end units, marble effect work surfaces, green Perspex splash back areas, a one and a half bowl single drainer stainless steel sink unit with contemporary mixer tap, plinth lighting, four ring gas hob with extractor hood over and Beko eye level electric fan assisted oven and CDA integrated microwave. Designer double panel radiator, PVCu double glazed window to the rear aspect, access to the useful understairs storage area and a PVCu double glazed personal door leading into the garage.

### UTILITY ROOM measuring

6'10" x 7'4" (2.1m x 2.25m)

Having a range of both base and wall units with roll topped work surfaces incorporating a single drainer stainless steel sink unit, ceramic tiling to the splash back areas and plumbing connections for both a washing machine and tumble dryer. There is a PVCu double glazed window and personal door leading to the rear garden and further door into the garage.

## ON THE FIRST FLOOR

### A WELL LIT LANDING AREA

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

### REAR BEDROOM ONE measuring

11'8" x 14'9" (3.56m x 4.5m)

Having a large built in range of mirror sliding wardrobe doors, single panel radiator with thermostatic valve and PVCu double glazed window to the rear aspect.

### FRONT BEDROOM TWO measuring

11'8" x 9'8" (3.56m x 2.95m)

Having a further range of sliding mirrored wardrobe doors, single panel radiator with thermostatic valve and PVCu double glazed window to the front aspect.

### REAR BEDROOM THREE measuring

10'2" x 7'9" (3.1m x 2.37m)

Having a single panel radiator with thermostatic valve, built in double wardrobes with mirror doors and PVCu double glazed window to the rear aspect.

### PART TILED FAMILY BATHROOM/WC

Having a contemporary white suite comprised of panelled bath, pedestal wash hand basin, low level WC, shower cubicle with glazed screen and gravity feed shower, built in cupboard with mirrored door, PVCu double glazed window to the front aspect and designer radiator.

## OUTSIDE



### A SIDE ATTACHED SINGLE CAR GARAGE measuring

17'8" max x 7'11" (5.4m max x 2.42m)

Also housing the Ideal combination boiler and having its own single panel radiator with thermostatic valve.

## GARDENS

The fore garden is mainly tarmacadam which provides ample parking for several vehicles and low maintenance gravelled area. The rear garden is both generous in size and mature, having well stocked herbaceous borders, useful timber garden sheds and a large level patio area, ideal for summer entertaining. The whole enjoys a particularly private rear aspect.

## 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](http://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.

