

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



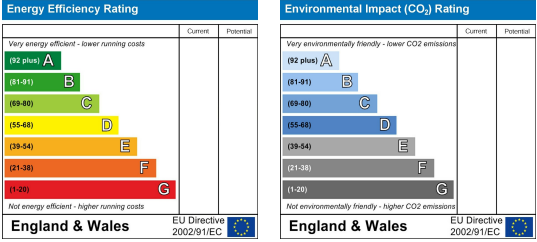
639 Bloxwich Road, Leamore, Walsall, West Midlands, WS3 2BQ

t. 01922 404446

e. sales@marrion.co.uk

[www.marrion.co.uk](http://www.marrion.co.uk)

Energy Performance Graphs



# MARRION & CO

CHARTERED SURVEYORS | ESTATE AGENTS



## 36a High Street

Pelsall, Walsall WS3 4LX

£750 Per Calendar Month





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## FULL DESCRIPTION

Centrally located at the hub of Village life, this deceptively spacious first floor maisonette enjoys attractive views over nearby Pelsall Common, and also benefits from balcony access to the rear, where there is additional car parking.

Having recently undergone refurbishment, to include re-decoration and new flooring, the property is most worthy of early internal viewing, having just upgraded the electrical heating system throughout. The location affords each access to many local amenities, together with sporting, social and recreational facilities to be enjoyed at your leisure. The situation also provides good access to the nearby Midland Motorway Network, and falls within the catchment area of several nearby good schools.

Approached via an external staircase and balcony with ample space for alfresco summer dining, the PVCu double glazed entrance door opens into a;-

## WELCOMING 'L' SHAPED ENTRANCE HALL

With doors radiating to the following;-

## SPACIOUS FRONT LOUNGE measuring

15'3" x 10'5" (4.65m x 3.2m)

Having two PVCu double glazed picture windows overlooking the Village Green, electric wall mounted panel heater and new flooring.

## RE-FITTED KITCHEN measuring

9'3" x 7'2" max (2.84m x 2.2m max)

Having a range of smart white base and wall cupboards,

and contracting work surfaces, incorporating a stainless steel sink unit, and providing space for a cooker, fridge/freezer and plumbing connections for automatic washing machine, attractive vinyl floor covering, PVCu double glazed window to the rear aspect and ceramic tiling to the splash back areas.

## FRONT BEDROOM ONE measuring

11'5" x 11'5" (3.5m x 3.5m)

Also having an attractive PVCu double glazed picture window overlooking the High Street, electric panel heater and replacement flooring.

## REAR BEDROOM TWO measuring

8'3" x 7'11" (2.54m x 2.42m)

Having a PVCu double glazed window to the rear aspect and wall mounted electric panel heater.

## MODERN FAMILY BATHROOM/WC

Having a white suite comprised of panelled bath with shower, curtain and rail, pedestal wash hand basin, low level WC, PVCu double glazed window to the rear aspect, ceramic tiling to walls and built in airing cupboard housing the hot water cylinder.

## GENERAL INFORMATION

LOCAL AUTHORITY: Walsall MBC - Council Tax Band A.

SERVICES: All mains services are assumed to be connected to this property, with the exception of gas.

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

