



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.

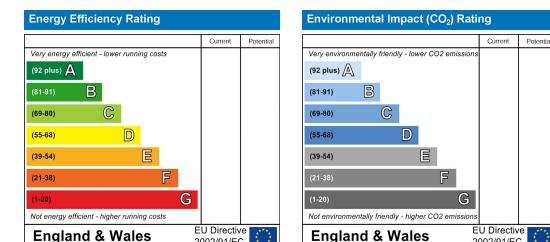


639 Bloxwich Road, Leamore, Walsall, West Midlands, WS3 2BQ

t. 01922 404446
e. sales@marrion.co.uk

www.marrion.co.uk

Energy Performance Graphs



25 Croxdene Avenue

, Bloxwich WS3 2NS
£850 Per Calendar Month



25 Croxdene Avenue

, Bloxwich WS3 2NS

£850 Per Calendar Month



Brief Description

This recently re-decorated and re-carpeted end town house is conveniently situated within easy walking distance of both Bloxwich High Street and Railway Station. Ready for immediate occupation, the gas centrally heated and PVCu double glazed accommodation briefly includes;- Enclosed Porch, Entrance Hall/Stairs, Rear Lounge, Front Kitchen, Two Double Bedrooms, Bathroom/WC, Outside Storage Cupboards, Driveway Parking and Mature Rear Garden

SORRY NO SMOKERS - PETS WILL BE CONSIDERED
Security Deposit: £980
Holding Deposit: £195

FULL DESCRIPTION

Welcome to Croxdene Avenue, Bloxwich - a charming end terrace house that has been recently re-decorated and re-carpeted, offering a fresh and inviting living space.

This delightful property boasts a cosy rear lounge, perfect for relaxing after a long day, and a front kitchen ideal for preparing delicious meals. With two double bedrooms, there is ample space for a small family or guests to stay over comfortably. The bathroom/WC provides convenience and privacy for all residents.

Conveniently located within walking distance of Bloxwich High Street and the Railway Station, this home offers easy access to local amenities and transportation links. The gas central heating and PVCu double glazing ensure a warm and energy-efficient environment throughout the year.

Outside, you'll find storage cupboards for all your belongings, driveway parking for your vehicles, and a mature rear garden where you can enjoy the outdoors in peace and tranquillity.

Don't miss out on the opportunity to make this lovely property your new home. Book a viewing today and envision yourself living in this wonderful space on Croxdene Avenue. The internal

accommodation maybe more fully detailed as follows;-(all measurements approximate)

ON THE GROUND FLOOR

A PVCu DOUBLE GLAZED ENCLOSED STORM PORCH

With lantern light and recently replaced Composite double glazed entrance door and double glazed side panel opening into the;-

WELCOMING RECEPTION HALLWAY

Having an easy rise dogleg staircase leading to the first floor with PVCu double glazed window to the half landing, single panel radiator, newly laid carpeting, useful understairs cloaks hanging space, together with meter provision. A part timber and glazed internal door opens into the;-

SPACIOUS REAR LOUNGE measuring

13'5" x 10'11" (4.1m x 3.35m)

The focal point of which is provided by a chimney breast wall, having an Adam style fire surround with raised hearth and inset flame effect electric fire, single panel radiator with thermostatic valve, wall and ceiling lighting, newly laid carpeting and PVCu double glazed walk in bay window and personal door leading to the rear garden.

FRONT FITTED KITCHEN measuring

9'6" x 9'0" (2.9m x 2.75m)

Comprehensively equipped in a range of cream coloured base and wall units, having contrasting roll topped work surfaces, incorporating a single drainer stainless steel sink unit with mixer tap, space for a cooker, together with washing machine, breakfast bar, ceramic tiled floor and splash back areas, single panel radiator with thermostatic valve, coved ceiling and PVCu double glazed bow window overlooking the fore garden.

ON THE FIRST FLOOR

A WELL LIT LANDING AREA

Has an access panel to the part boarded loft space with light and fold down ladder, PVCu double glazed window to the side aspect and doors radiating to the following; -

FRONT BEDROOM ONE measuring

12'11" x 9'0" (3.95m x 2.75m)

Having two PVCu double glazed windows to the front aspect, single panel radiator with thermostatic valve, newly fitted carpet and built in wardrobe over the stairwell.

REAR BEDROOM TWO measuring

13'5" x 10'11" max (4.1m x 3.35m max)

Having a PVCu double glazed window to the rear aspect, single panel radiator with thermostatic valve, newly laid carpeting and built in single wardrobe.

PART TILED FAMILY BATHROOM/WC

Having a white shell design matching suite comprised of low level WC, pedestal wash hand basin, panelled bath with instant electric shower, curtain and rail, single panel radiator with thermostatic valve and PVCu double glazed window to the rear aspect.

OUTSIDE

The property is approached over a block paved driveway and gravelled fore garden, which provides potential parking for up to

three vehicles, a wrought iron pedestrian gateway leads to the rear garden. which also includes a built in store, housing the Glow Worm combination/condensing boiler. There is a level paved patio and central paved walkway with lawns to both sides and well stocked borders.

GENERAL INFORMATION

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.

VIEWING : By prior telephone appointment with Marrion & Co on 01922 404446.

