

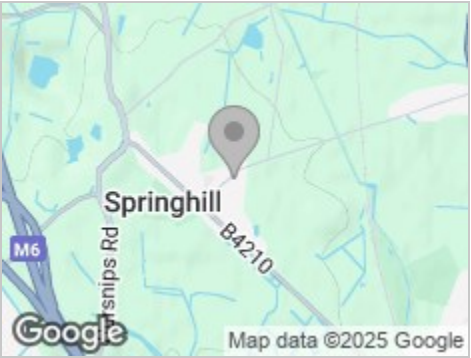
Road Map



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.



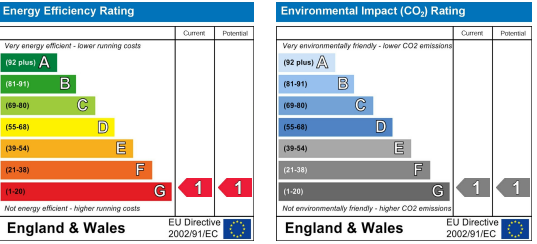
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Energy Performance Graphs



MARRION & CO

CHARTERED SURVEYORS | ESTATE AGENTS



18 Long Lane

Essington, Wolverhampton WV11 2AA

£1,450 Per Calendar Month



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Description

Marrion & Co are both proud and pleased to be able to offer to let this truly outstanding and unique family home, thought to date from the turn of the 20th Century, and enjoying a desirable semi rural position, with open aspects to both front and rear. The property has recently undergone complete refurbishment and modernisation, including the re-fitting of kitchen and bathroom areas, re-wiring, re-plumbing, central heating, re-plastering to include large amounts of thermal insulation, together with landscaping of the garden plot, and provision of a block paved driveway. Early internal viewing is therefore most highly recommended.

The

Location is within just a few minutes drive of many surrounding Town Centres and Motorway Junctions. The property is also well served by both bus and rail transportation links, schools catering for children of all age groups and places of public worship. There are many sporting, social and recreational facilities in the area, which cater for a variety of hobbies and past times, completing this desirable and deceptively spacious family home.

The

Gas centrally heated and PVCu double glazed accommodation briefly includes the following;- (all measurements approximate)

ON THE GROUND FLOOR

AN ATTRACTIVE COMPOSITE ENTRANCE DOOR

With PVCu double glazed side panels opens into a;-

TRADITIONAL & WELCOMING RECEPTION HALL

Having a spindled balustrade easy rise staircase to the first floor, ceramic tiled floor, single panel radiator, built in meter cupboard and doors radiating to the following;-

FRONT RECEPTION ROOM measuring

11'1" x 10'8" (3.39 x 3.24)

The focal point being provided by a chimney breast wall and walk in PVCu double glazed sash bay window overlooking the fore garden. There is a double panel radiator with thermostatic valve, coved ceiling and additional PVCu double glazed sash window to the side aspect.

REAR RECEPTION ROOM/DINING AREA measuring

12'11" x 13'1" (3.93 x 4)

Again, the focal point being provided by a chimney breast wall, with two double panel radiators, each with thermostatic valves, laminate flooring, PVCu double glazed window to the rear and side aspects, and useful understairs cloaks cupboard. This area is open to the;-

RE-FITTED KITCHEN measuring

11'0" x 8'6" (3.36 x 2.58)

Comprehensively equipped in a range of Grey coloured shaker style base and wall units having contrasting roll topped work surfaces and ceramic tiled splash backs, incorporating a deep white glazed single drainer sink with mixer tap, a Prima four ring gas hob with chimney style extractor hood over, eye level fan assisted double oven, an integrated fridge and freezer, full sized dishwasher, PVCu double glazed windows to two aspects, and door leading to the;-

UTILITY ROOM measuring

5'5" x 5'5" (1.65 x 1.65)

Also having a matching range of built in base and wall units with contrasting roll topped work surfaces, ceramic tiling to splash back areas, single panel radiator with thermostatic valve, PVCu double glazed personal door to the rear garden and concealed Glow Worm combination/condensing boiler. Plumbing connections are also available for a washing machine and tumble dryer. A door leads to the;-

FULLY TILED GROUND FLOOR BATHROOM/WC

Having a Hertiage style white suite comprised of vanity wash hand basin, low level WC with concealed cistern and panelled bath, ceramic floor tiling, chromium heated towel rail, and PVCu double glazed window to the side aspect.

ON THE FIRST FLOOR

A WELL LIT LANDING AREA

With additional flight of stairs to the second floor, double panel radiator with thermostatic valve, two sash PVCu double glazed windows to the side aspect, and doors radiating to the following;-

FRONT BEDROOM ONE measuring

12'11" x 11'2" (3.93 x 3.4)

Having PVCu double glazed sash window frames to two elevations, and double panel radiator with thermostatic valve.

REAR BEDROOM TWO measuring

12'11" x 8'0" (3.93 x 2.45)

Having a double panel radiator with thermostatic valve and PVCu double glazed window to the rear aspect.

FULLY TILED SHOWER ROOM/WC

Having a Heritage style suite comprised of white shower cubicle with glazed screen and gravity feed shower, vanity wash hand basin, low level WC with concealed cistern, chromium heated towel rail, and extractor fan.

ON THE SECOND FLOOR

A WELL LIT LANDING AREA

With single panel radiator and doors radiating to the following;-

FRONT BEDROOM THREE measuring

12'11" x 12'2" max (3.93 x 3.71 max)

Being an attractive and sunny room with sash PVCu double glazed window to the side aspect and skylight window to the front, double panel radiator and thermostatic valve.

REAR BEDROOM FOUR measuring

12'11" x 10'9" (3.93 x 3.28)

Also having a skylight window and PVCu double glazed sash window to the side aspect, together with double panel radiator and thermostatic valve.

OUTSIDE

The property is set back behind a small enclosed lawned fore garden with block paved driveway providing ample off road parking for several vehicles. There is an additional brick built store area and level lawn with substantial garden fencing. The property enjoys particularly attractive open aspects to both front and rear and is offered for sale with the benefit of the option to purchase the additional side attached building plot.

