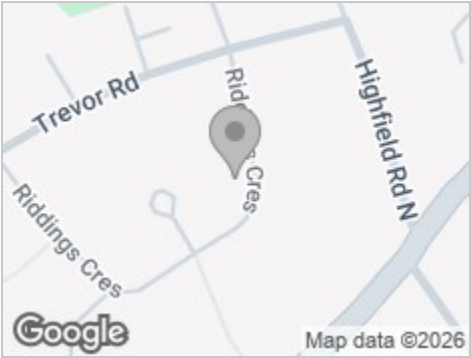


Road Map



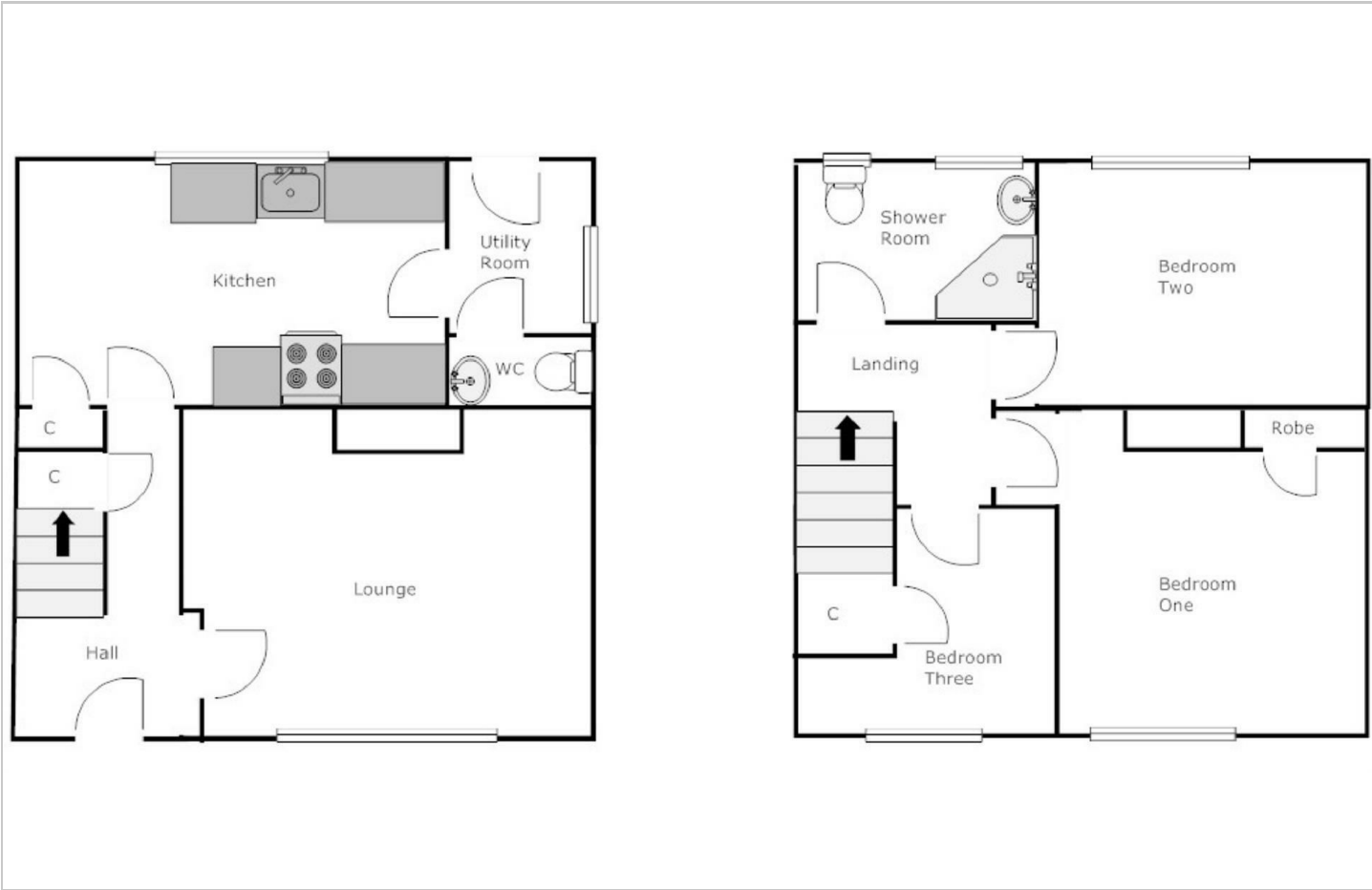
Hybrid Map



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.



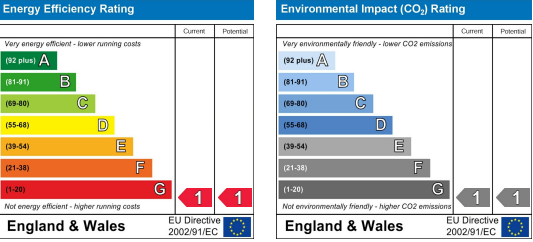
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DESCRIPTION

Offered with the benefit of immediate availability, this deceptively spacious two storey end town house was constructed to substantial Corporation specifications of its day, and has recently undergone refurbishment throughout, making early internal inspection essential.

Located

Amongst properties of a similar age and type, the house is conveniently placed within easy walking distance of many local amenities. These include shops and other retail outlets at nearby Pelsall Village, together with schools catering for children of all age groups, frequent and regular public transport services and places of public worship.

A

Variety of sporting, recreational and social facilities in the area provide for an abundance of hobbies and past times. Nearby Motorway Junctions also afford easy commuting to Birmingham City Centre and to the wider West Midland conurbation.

Benefitting

From gas fired radiator central heating and PVCu single glazing, the accommodation briefly includes the following;- (all measurements approximate)

ON THE GROUND FLOOR

A CANOPY PORCH

Together with PVCu double glazed entrance door opens into the;-

WELCOMING RECEPTION HALLWAY

Having an easy rise staircase leading to the first floor with useful understairs storage cupboard, ceramic floor tiling and double panel radiator with thermostatic valve. A door leads into the;-

SPACIOUS FRONT LOUNGE measuring

13'10" x 11'1" (4.22 x 3.38)

The focal point of which is provided by a chimney breast wall and large PVCu single glazed picture window overlooking the fore garden. There is also a double panel radiator with thermostatic valve and laminate flooring.

RE-FITTED KITCHEN measuring

14'5" x 8'4" (4.4 x 2.54)

Comprehensively equipped in a range of light oak effect base and wall units having contrasting roll topped work surfaces incorporating a single drainer stainless steel sink unit with mixer tap, a four ring Lamona electric hob with built in fan assisted oven beneath, and extractor fan over, wall mounted Worcester Bosch Greenstar 30i central heating boiler, ceramic floor tiling, large PVCu single glazed picture window overlooking the rear garden, double panel radiator with thermostatic valve and useful shelved pantry. A door leads to the;-

UTILITY ROOM measuring

5'11" x 4'11" (1.8 x 1.5)

With single panel radiator and thermostatic valve, laminate flooring, PVCu single glazed window to the side elevation and personal door leading to the rear garden.

GUESTS CLOAKS/WC

Having a white low level suite with corner wash hand basin.

ON THE FIRST FLOOR

LANDING AREA

And doors radiating to the following;-

FRONT BEDROOM ONE measuring

11'0" x 10'5" min (3.35 x 3.17 min)

Having a PVCu single glazed window to the front aspect, single panel radiator with thermostatic valve and built in wardrobe.

REAR BEDROOM TWO measuring

11'10" x 8'3" (3.6 x 2.52)

Having a single panel radiator with thermostatic valve, laminate flooring and PVCu single glazed window to the rear aspect.

FRONT BEDROOM THREE measuring

8'9" x 7'8" (2.67 x 2.34)

Having a PVCu single glazed window to the front aspect, laminate flooring and single panel radiator with thermostatic valve, together with useful built in wardrobe above the stairwell.

FULLY TILED FAMILY SHOWER ROOM/WC

Having a contemporary white suite comprised of low level WC, pedestal wash basin, corner shower cubicle with Gainsborough Select instant electric shower, ceramic floor tiling, single panel radiator with thermostatic valve and two PVCu single glazed windows to the rear aspect.

OUTSIDE

A substantial brick built garden shed, together with lawned fore garden and enclosed partly paved, turfed and gravelled low maintenance rear garden with well stocked herbaceous borders.

