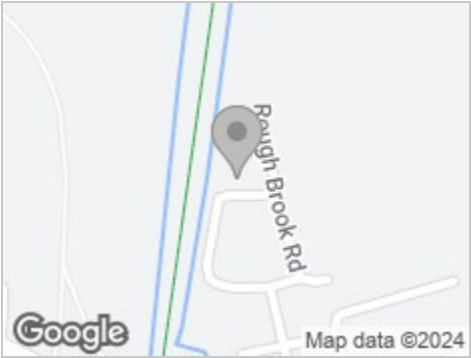


Road Map



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.



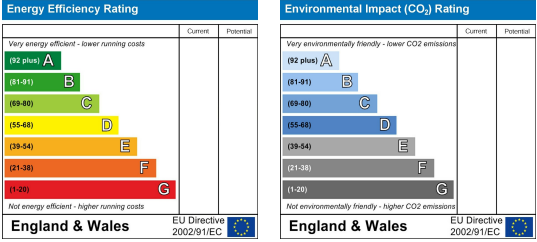
639 Bloxwich Road, Leamore, Walsall, West Midlands, WS3 2BQ

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Energy Performance Graphs



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CHARTERED SURVEYORS | ESTATE AGENTS



## 19 Bramcote Way

Rushall, Walsall WS4 1DG

Offers In The Region Of  
£205,000 Freehold

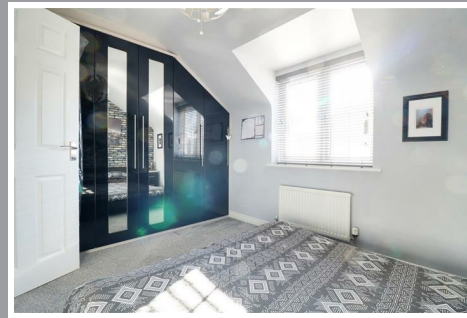




# 19 Bramcote Way

Rushall, Walsall WS4 1DG

Offers In The Region Of £205,000 Freehold



## Brief Description

\*\*\* Beautiful Garden Room suitable for Home Office or Therapy Room \*\*\*

As recently built as 2010, this attractive Barratt built End Town House, is a must to view! Quietly situated close to open countryside, the house offers convenient access to all usual local amenities and briefly includes the following gas centrally heated and PVCu double glazed accommodation;- Entrance Hall, Guests Cloaks/WC, Kitchen, Rear Lounge/Dining Room, Two Double Bedrooms, both having built in wardrobes and one having an En-suite Shower Room/WC, Family Bathroom/WC, Enclosed Rear Garden with Detached Home Office/Summerhouse and Driveway Parking

## FULL DESCRIPTION

Located in the charming Bramcote Way, Rushall, Walsall, this beautiful Barratt built end town house is a gem waiting to be discovered. Boasting 1 reception room, 2 bedrooms, and 3 bathrooms, this property offers the perfect blend of comfort and style.

Situated in a tranquil area close to the countryside, this house provides a peaceful retreat while still being conveniently located near all essential local amenities. The property features gas central heating and PVCu double glazing, ensuring warmth and energy efficiency.

Upon entering, you are greeted by an inviting Entrance Hall leading to a Guests Cloaks/WC, a modern Fitted Kitchen, and a Rear Lounge/Dining Room with stairs leading to the first floor. The two Double Bedrooms, both equipped with built-in wardrobes, offer ample space for relaxation. Additionally, the property includes an En-suite Shower Room/WC and a Family Bathroom/WC for added convenience.

Outside, the Enclosed Rear Garden is a private oasis perfect for unwinding. The property also boasts a Detached Garden Room,

which can be used as a Home Office, Therapy Room, or Summerhouse, catering to various needs. With the added benefit of Driveway Parking, this house truly has it all.

Don't miss the opportunity to make this charming end terrace house your new home. Book a viewing today and experience the comfort and convenience this property has to offer. The internal accommodation may be more fully described below;- (all measurements approximate)

## ON THE GROUND FLOOR

### A COMPOSITE ENTRANCE DOOR

Opens into the;-

### WELCOMING RECEPTION HALLWAY

Having laminate flooring, single panel radiator with thermostatic valve, useful built in storage cupboard and door leading to the;-

### FULLY FITTED GUESTS CLOAKS/WC

Having a contemporary white suite comprised of low level WC, corner wash hand basin, single panel radiator with thermostatic valve and PVCu double glazed window to the side aspect. An archway leads into the;-

### FITTED KITCHEN measuring

9'10" x 6'2" (3m x 1.9m)

Comprehensively equipped in a range of wood effect base and wall units, having contrasting roll topped work surfaces incorporating a single drainer stainless steel sink unit with mixer tap, a Whirlpool four ring gas hob with fan assisted electric oven beneath and extractor hood over, space for fridge/freezer, plumbing connections for automatic washing machine, ceramic tiling to the floor and splash back areas, PVCu double glazed window to the front aspect, plinth warm air heater and wall mounted Ideal Logic combination/condensing boiler. A door leads to the;-

### REAR LOUNGE/DINING ROOM measuring

12'8" x 17'6" min (3.88m x 5.35m min)

Having attractive PVCu double opening French doors leading to the rear garden, an easy rise spindled balustrade staircase leading to the first floor, two single panel radiators, and laminate flooring.

## ON THE FIRST FLOOR

### A SPACIOUS AND WELL LIT LANDING AREA

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

### REAR BEDROOM ONE measuring

12'8" x 12'3" max (3.88m x 3.75m max)

Having a PVCu double glazed window to the rear aspect, single panel radiator with thermostatic valve, built in double wardrobe with sliding doors and door to the;-

### EN-SUITE SHOWER ROOM/WC

Having a contemporary white suite, comprised of low level WC, pedestal wash hand basin, shower cubicle with concertina glazed door and electric shower, single panel radiator with thermostatic valve and extractor fan.

### FRONT BEDROOM TWO measuring

12'8" x 8'4" (3.88m x 2.55m)

Having a further range of built in bedroom wardrobes and bedside

drawer units, single panel radiator with thermostatic valve, and PVCu double glazed window to the front aspect.

### FAMILY BATHROOM/WC

Having an attractive white suite comprised of panelled bath, pedestal wash hand basin, low level WC, single panel radiator with thermostatic valve and extractor fan.

## OUTSIDE

There is an open plan lawned fore garden together with tarmac driveway with parking for two to three cars. A pedestrian gated entrance leads to the fully enclosed rear garden, having a paved patio with compact lawned areas, well stocked herbaceous borders and a good sized modern summerhouse, which can be used as an office, gym or storage area, and having power and lighting and electric heating.

## GENERAL INFORMATION

LOCAL AUTHORITY: Walsall MBC - Council Tax Band B.

SERVICES: All mains services are assumed to be connected to this property.

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

