



## Floor Plan



## Viewing

Please contact us on 01922 404446 if you wish to arrange a viewing appointment for this property or require further information.

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## 31 Fishley Lane

, Bloxwich WS3 3PS

Offers In The Region Of  
£150,000 Freehold



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## Description

This deceptively spacious two storey end town house is thought to date from the early 1960's, having been constructed by National House Builders MacAlpine to good quality Corporation specifications of its day.

Occupying an elevated location with low maintenance gardens and good access to all amenities, the property is just a short walk away from Lower Farm JMI School and falls within the catchment area of the much sought after Walsall Academy. There are many sports and social facilities within the locality together with places of public worship, Motorway Connections and public transport services.

Being of instant appeal to both families and professional couples alike, the property is offered with availability from July, having recently undergone a full refurbishment and re-decoration programme. Early internal viewing is therefore highly recommended in order to fully appreciate the following gas centrally heated and PVCu double glazed accommodation.  
(all measurements approximate)

## ON THE GROUND FLOOR

### A CANOPY PORCH

Together with PVCu double glazed entrance door and side panels opens into a:-

### SPACIOUS AND WELCOMING RECEPTION HALL

Having an easy rise staircase leading to the first floor, double panel radiator and door into the:-

### SPACIOUS FRONT LOUNGE measuring

12'9" x 14'0" (3.88 x 4.27)

The focal point of which is provided by a chimney breast wall with attractive Adam style fire surround, raised marble hearth and inset electric fire. There is a single panel radiator with thermostatic valve, laminate flooring and a large PVCu double glazed picture window overlooking the fore garden. A door leads to the:-

### FULL WIDTH REAR BREAKFAST ROOM/KITCHEN measuring

16'1" x 9'3" (4.91 x 2.81)

The kitchen area being comprehensively equipped in a range of dark oak effect base and wall units having contrasting roll topped work surfaces incorporating a one and a half bowl single drainer sink unit with contemporary mixer tap, space for a slot in cooker, ceramic tiling to splash back areas, plumbing connections for an automatic washing machine, PVCu double glazed window to the rear aspect, useful understairs storage cupboard, single panel radiator with thermostatic valve, wall mounted central heating boiler and PVCu double glazed personal door and side panel lead into the rear garden.

### ON THE FIRST FLOOR

### A CENTRAL LANDING AREA

With access panel to the insulated loft space, PVCu double glazed window to the side aspect, single panel radiator with thermostatic valve and doors radiating to the following:-

### FRONT BEDROOM ONE measuring

16'1" x 11'0" (4.9 x 3.35)

Having a single panel radiator with thermostatic valve, built in wardrobe above the stairwell and two large PVCu double glazed windows to the front elevation.

### REAR BEDROOM TWO measuring

12'8" x 8'11" (3.87 x 2.73)

Having a built in airing cupboard, single panel radiator with thermostatic valve and PVCu double glazed window to the rear aspect.

### FULLY TILED FAMILY BATHROOM/WC

Having a champagne coloured suite comprised of panelled bath with Mira Sport instant electric shower and shower screen, pedestal wash hand basin, low level WC, single panel radiator and PVCu double glazed window to the rear aspect.

### OUTSIDE

To the front of the property there is open plan lawned fore garden. A gated side pedestrian entrance leads to the fully enclosed rear garden having a patio, lawn and

well stocked herbaceous borders, together with timber garden shed.

## GENERAL INFORMATION

LOCAL COUNCIL: Walsall MBC. Council Tax Band B.

SERVICES: All mains services are assumed to be connected.

VIEWING ARRANGEMENTS: Viewings through Marrion & Co Estate Agents & Lettings

