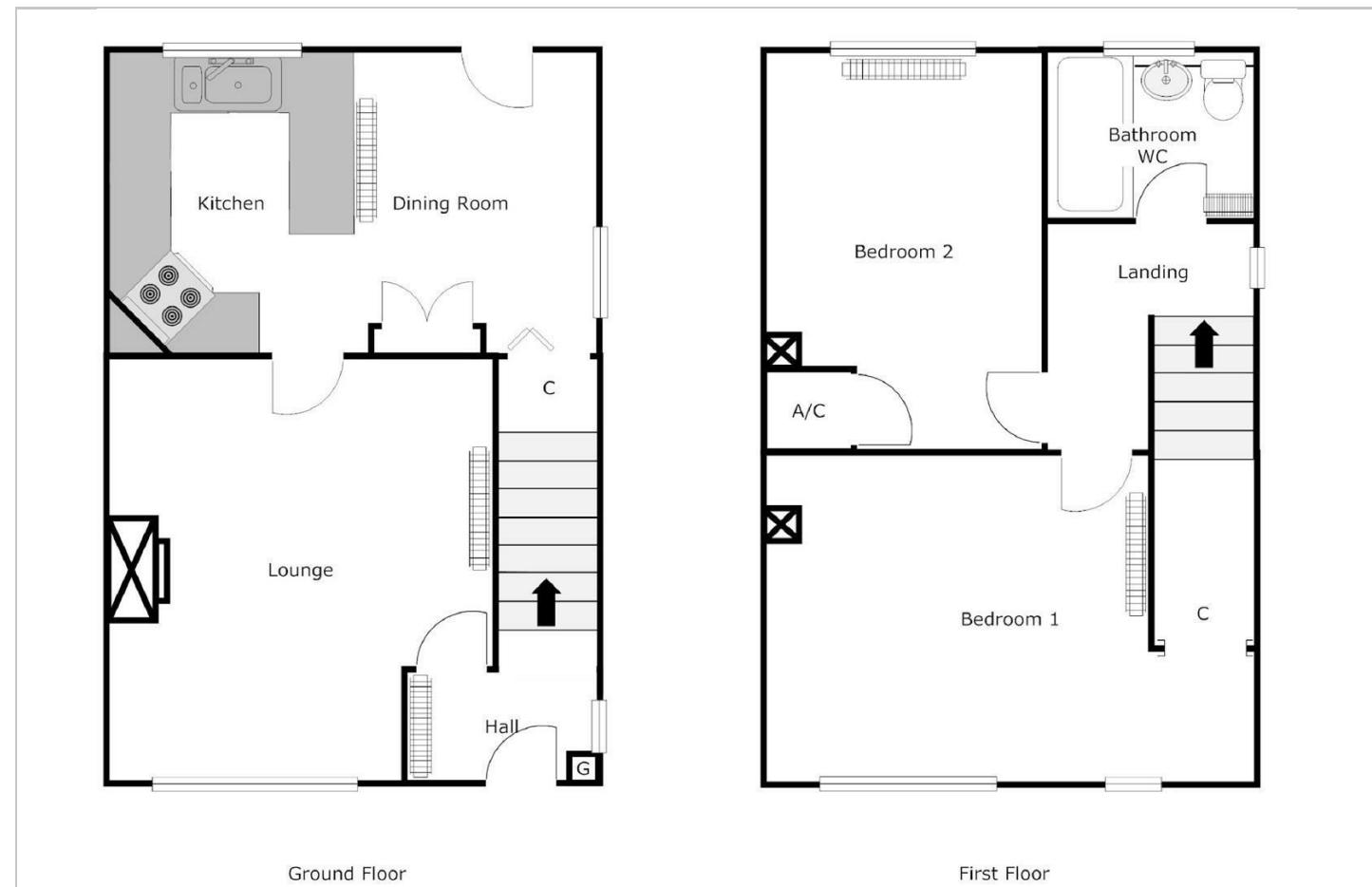


## Floor Plan



## Viewing

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

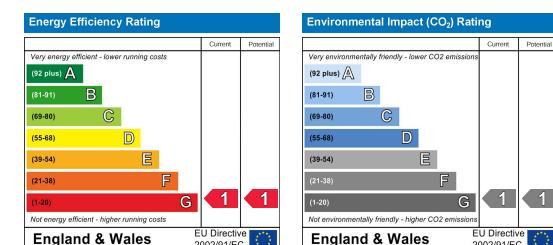
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.



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

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

## Energy Performance Graphs



# 10 Pershore Close

Mossley, Bloxwich WS3 2UQ

£850 Per Calendar Month



Thought to date from the late 1950's, the property was constructed to good quality Corporation specifications of its day, and in more recent years has been improved by the addition of gas fired radiator central heating and PVCu replacement double glazing. Both kitchen and bathroom areas have been recently refurbished, and an early internal inspection is much advised.

The property is accessibly placed within walking distance of Bloxwich North Railway Station together with frequent and regular transport facilities, schools catering for children of all age groups and places of public worship. Nearby Junction 10 of the M6 Motorway also affords convenient commuting to Birmingham City Centre and access to the wider West Midland conurbation.

The internal accommodation briefly includes the following; (all measurements approximate)

## ON THE GROUND FLOOR

### A CANOPY PORCH

and PVCu double glazed entrance door open into the;:-

### WELCOMING RECEPTION HALL

Having an easy rise staircase to the first floor, double panel radiator, built in meter cupboard, PVCu double glazed window to the side aspect and door leading to the;:-

### FRONT LOUNGE measuring

13'9" x 12'6" (4.2 x 3.82)

The focal point of which is provided by a feature

chimney breast wall incorporating a timber fire surround with wall mounted gas fire and back boiler, PVCu double glazed window to the front aspect, single panel radiator with thermostatic valve and part glazed door leading to the;:-

### OPEN PLAN REAR KITCHEN/DINER measuring

15'11" x 9'7" (4.85 x 2.93)

The kitchen area being comprehensively re-equipped in a range of attractive high gloss finish cream base and wall units having contrasting roll topped butcher's block effect work surfaces, incorporating a stainless steel single drainer sink unit, a Candy four ring gas hob with extractor hood over, built in electric oven, ceramic tiling to splash back areas, integrated dishwasher, plumbing connections for automatic washing machine and PVCu double glazed window to the rear aspect. The dining area has a double panel radiator with thermostatic valve, built in meter cupboard, PVCu double glazed personal door to the rear garden together with useful understairs storage space, housing a tumble dryer vent and PVCu double glazed window to the side aspect.

## ON THE FIRST FLOOR

### A SPACIOUS LANDING AREA

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

### FRONT BEDROOM ONE measuring

15'11" x 10'8" (4.85 x 3.26)

Having PVCu double glazed windows to the front elevation, double panel radiator and useful built in wardrobe above the stairwell.

### REAR BEDROOM TWO measuring

13'0" x 9'1" (3.95 x 2.76)

Having a PVCu double glazed window to the rear aspect, single panel radiator and built in airing cupboard housing the lagged copper hot water cylinder with slatted linen shelving space.

### FULLY TILED FAMILY BATHROOM/WC

Having a contemporary white suite comprised of panelled bath with Triton instant electric shower, curtain and rail, vanity wash hand basin and low level close coupled WC, chromium heated towel rail, PVCu double glazed window to the rear aspect and built in extractor fan.

## OUTSIDE

To the front of the property there is a gravelled fore court with ample off road parking. A side gated pedestrian entrance leads to the fully enclosed rear, laid for easy maintenance.