

Road Map



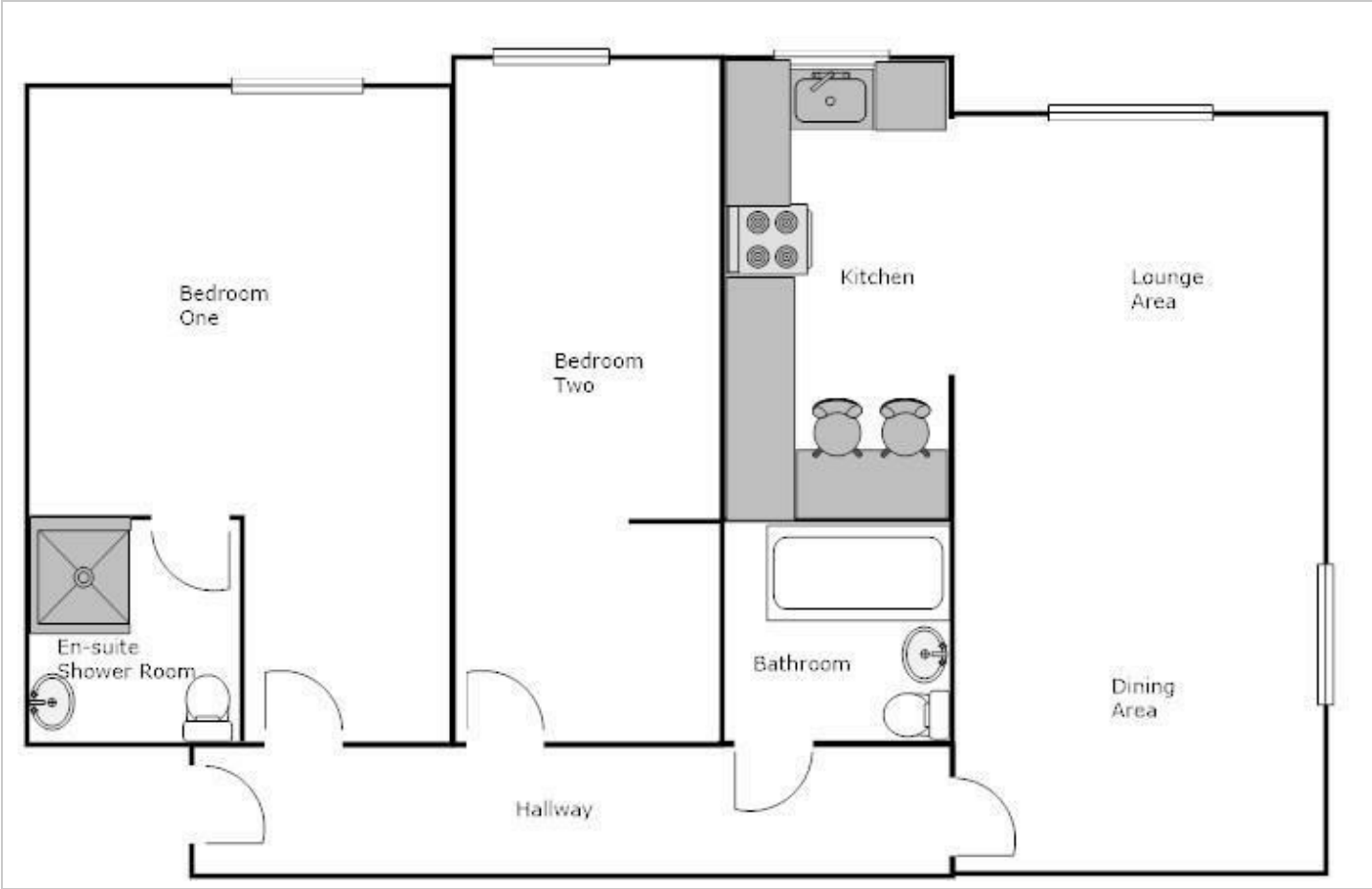
Hybrid Map



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.



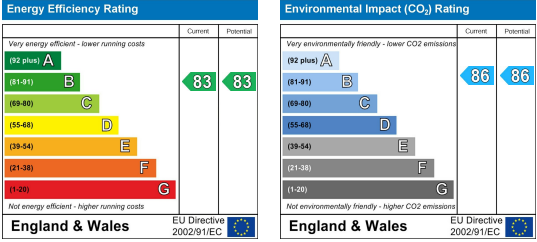
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Energy Performance Graphs



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CHARTERED SURVEYORS | ESTATE AGENTS



Flat 7, Saracen House, 62 Bloxwich Road South

, Willenhall WV13 1AX

£850 Per Calendar Month



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FULL DESCRIPTION

This deceptively spacious self contained first floor apartment is situated in a purpose built three storey block, recently completed to good quality speculative standards. Internally, the property has been completely re-decorated throughout, and therefore early viewing is highly recommended in order to fully appreciate the quality and spaciousness of the accommodation.

Being within easy walking distance of Willenhall Town Centre, the property has good access to retail shops and amenities. Frequent and regular public transport services also pass close by, and there are many local schools catering for children of all age groups. The Borough also contains many sporting, social and recreational facilities including ample places of public worship. Nearby Junction 10 of the M6 Motorway also affords easy commuting to surrounding Town and City Centres, and access to the wider West Midland conurbation.

Benefitting from allocated parking, communal gardens, PVCu double glazing and gas fired radiator central heating, the accommodation briefly includes the following;- (all measurements approximate)

ON THE FIRST FLOOR

A COMMUNAL ENTRANCE HALL

with entry phone system, gives access to the;-

INNER HALLWAY

having a single panel radiator, laminate flooring and doors radiating to the following;-

SPACIOUS LOUNGE/DINING ROOM measuring

22'6" x 10'11" (6.86m x 3.34m)

having a double panel radiator with thermostatic valve, laminate flooring, PVCu double glazed windows to the side elevation and French doors opening to the Juliet style balcony. This room is open to the;-

KITCHEN AREA measuring

13'6" x 6'8" (4.12m x 2.04m)

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 contemporary mixer tap, a Lamona four ring gas hob with extractor hood over and fan assisted built in oven beneath, breakfast bar with space for stools, plumbing connections for automatic washing machine, ceramic tiling to splash back areas, integrated larder fridge and freezer, wall mounted Worcester Greenstar RI combination/condensing boiler, laminate flooring, single panel radiator with thermostatic valve and PCu double glazed window to the rear elevation.

MASTER BEDROOM ONE measuring

18'10" max x 12'5" max (5.75m max x 3.8m max)

having a PVCu double glazed window to the rear aspect, single panel radiator with thermostatic valve, carpeted flooring and door leading to the;-

PART TILED EN-SUITE SHOWER ROOM/WC

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

BEDROOM TWO measuring

21'1" x 7'10" (6.43m x 2.4m)

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

FAMILY BATHROOM/WC

having a contemporary white suite comprised of panelled bath, pedestal wash hand basin, low level WC, ceramic tiling to splash back areas, single panel radiator with thermostatic valve and extractor fan.

OUTSIDE

To the rear of the property there is a communal garden and parking area with allocated and visitor marked spaces.

GENERAL INFORMATION

COUNCIL TAX: We understand from www.voa.gov.uk that the property is listed under Council Tax Band A.

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

