

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.



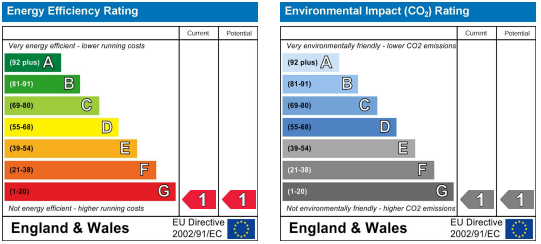
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Energy Performance Graphs



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## 25 Achilles Close

, Great Wyrley WS6 6JW

£950 Per Calendar Month





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## DESCRIPTION

This immaculately presented two storey modern starter home has undergone recent refurbishment and is offered with immediate availability.

### The

property is situated on the popular and conveniently placed residential development known as Caddick Farm. The area is well served by all usual local amenities, including shops and other retail outlets, schools catering for children of all age groups and places of public worship. Nearby Junctions 10 and 11 of the M6 Motorway also afford easy commuting to nearby Town and City Centres, together with the West Midland conurbation. The Villages of Great Wyrley and Cheslyn Hay provide many sporting, social and recreational facilities completing this easily maintained home.

### Being

most worthy of early internal viewing, the PVCu double glazed accommodation may be more fully detailed as follows;- (all measurements approximate)

## ON THE GROUND FLOOR

### A PVCu DOUBLE GLAZED STORM PORCH

With built in meter cupboard, provides access to a further PVCu double glazed entrance door and side panel, opening into the;-

### OPEN PLAN KITCHEN AREA measuring

11'10" x 11'2" (3.6 x 3.4)

The kitchen being comprehensively equipped in a range of contemporary shaker style base units, with contrasting

wood grained work surfaces, incorporating a single drainer stainless steel sink unit with contemporary mixer tap, four ring electric hob with built in fan assisted electric oven beneath, there is space and plumbing for an automatic washing machine, vinyl floor covering, ceramic tiling to splash back areas, double panel radiator and thermostatic valve, PVCu double glazed window to the front aspect, inset ceiling lighting and staircase leading to the first floor, space for a kitchen table and chairs together with door leading to the;-

### REAR LOUNGE measuring

15'1" x 11'10" (4.6 x 3.6)

The focal point of which is provided by an Adam style fire surround with raised hearth double panel radiator and thermostatic valve, laminate flooring, coved ceiling and full width PVCu double glazed windows and personal door leading to the rear garden.

## ON THE FIRST FLOOR

### A CENTRAL LANDING AREA

With access panel to the loft space, former airing cupboard with wall mounted Worcester combination/condensing boiler and doors radiating to the following;-

### REAR BEDROOM ONE measuring

11'10" x 10'4" min (3.6 x 3.15 min)

Having a built in wardrobe, double panel radiator with thermostatic valve and PVCu double glazed windows to the rear aspect.

### FRONT BEDROOM TWO measuring

11'10" max x 9'4" (3.6 max x 2.85)

Having PVCu double glazed windows to the front aspect, double panel radiator with thermostatic valve and storage cupboard above the stairwell.

### PART TILED RE-FITTED FAMILY BATHROOM/WC

Having a white suite comprised of low level WC, pedestal wash hand basin, panelled bath with Triton instant electric shower over, glazed screen and extractor fan.

## OUTSIDE

There is an open plan lawned fore garden to the front of the property and a pedestrian pathway. The rear garden is fully enclosed having a paved patio with level lawn and a substantial garden shed.

## GENERAL INFORMATION

COUNCIL TAX: We understand from [www.voa.gov.uk](http://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.

VIEWINGS: By appointment only, contact agents Marrion & Co on 01922 404446.

