

## Floor Plan



## Viewing

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

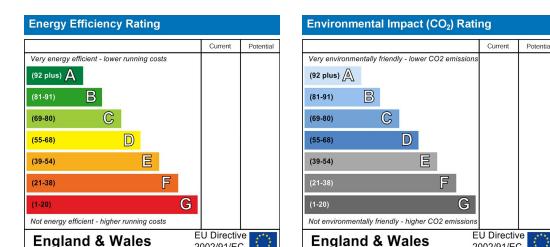
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

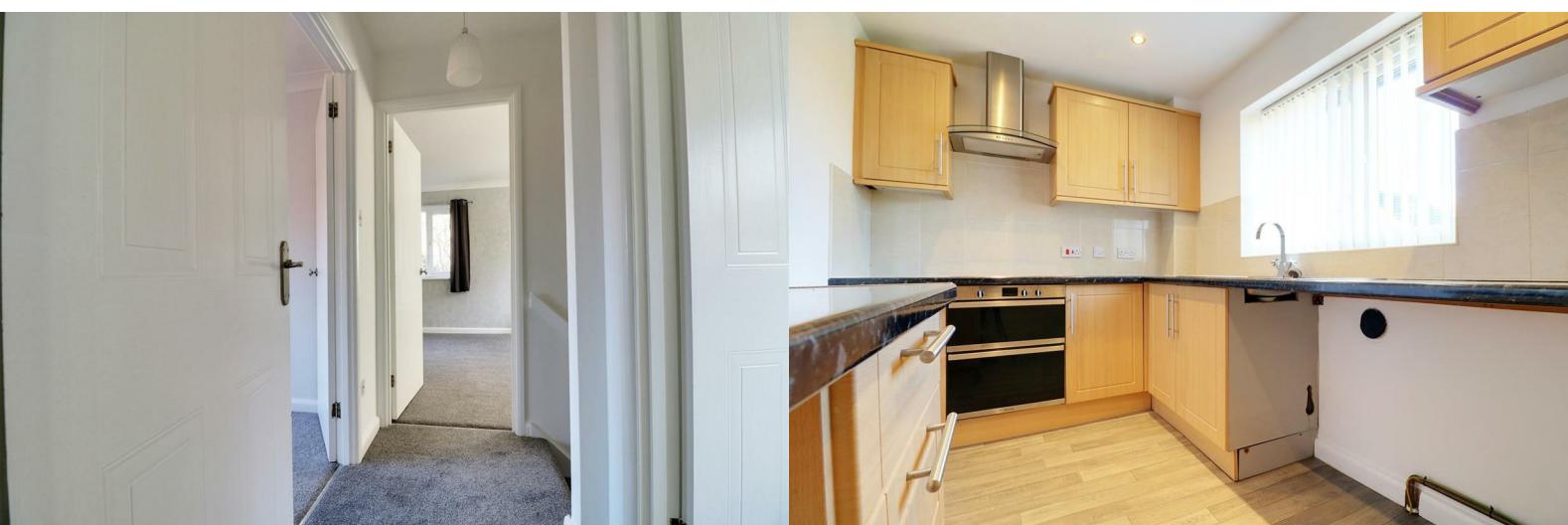
t. 01922 404446  
e. sales@marrion.co.uk  
www.marrion.co.uk

## Energy Performance Graphs



## 29 Enville Close

Bloxwich, Walsall WS3 3TT  
£795 Per Calendar Month



# 29 Envile Close

Bloxwich, Walsall WS3 3TT

£795 Per Calendar Month



## FULL DESCRIPTION

Early viewing is highly recommended in order to fully appreciate this deceptively spacious and immaculately presented detached first floor maisonette.

The property stands at the head of a small cul-de-sac on the ever popular Turnberry development, having good access to all usual local amenities and falling within the catchment area of several nearby schools. The location also offers good access to the Midland Motorway Network, and there are a variety of sporting, social and recreational facilities available within the immediate locality.

Having its own entrance door, and staircase to the first floor, the accommodation benefits from gas central heating and PVCu double glazing. This may be more fully detailed as follows;-(all measurements approximate)

## ON THE FIRST FLOOR

### SPACIOUS CENTRAL LANDING AREA

With access panel to the loft void and walk in cupboard housing the wall mounted Worcester Greenstar central heating boiler. Doors radiate to the following;

### SPACIOUS LOUNGE measuring

11'5" max x 15'8" (3.5m max x 4.8m )

Having PVCu double glazed windows to two aspects, single panel radiator with thermostatic valve and newly carpeted flooring. A door leads into the;

### FITTED KITCHEN measuring

10'9" x 7'0" (3.3m x 2.15m)

This area being comprehensively re-equipped in a range of wood effect base and wall units having contrasting roll topped work surfaces incorporating a one and a half bowl single drainer stainless steel sink unit, a four ring electric ceramic hob with built in fan assisted oven beneath, and extractor fan over. Double panel radiator with thermostatic valve, vinyl floor covering, space for a fridge/freezer and plumbing connections for a washing machine and dishwasher. There is a PVCu double glazed window to the rear elevation, and ceramic tiling to the splash back areas.

### MASTER BEDROOM ONE measuring

12'1" x 10'9" (3.7m x 3.3m)

Having a comprehensive range of built in bedroom furniture incorporating three double wardrobes and shelving, single panel radiator with thermostatic valve, PVCu double glazed window to the rear aspect and newly carpeted flooring.

### RE-FITTED SHOWER ROOM/WC

Having a contemporary white suite comprised of low level WC, pedestal wash hand basin, walk in shower compartment with glazed screen and gravity feed shower, chromium heated towel rail with thermostatic valve and PVCu double glazed window to the front aspect.

### OUTSIDE

The property has an enclosed and private rear garden with decked area, lawn and well stocked borders. There

is one allocated parking space, together with the use of an additional shared off road parking space.

## 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

