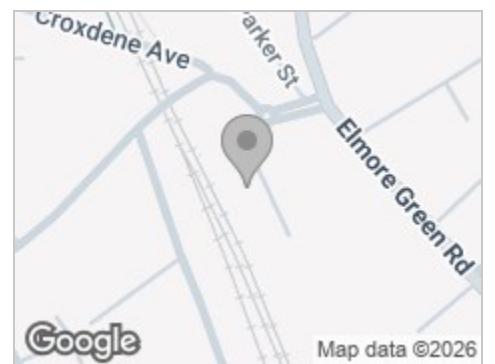
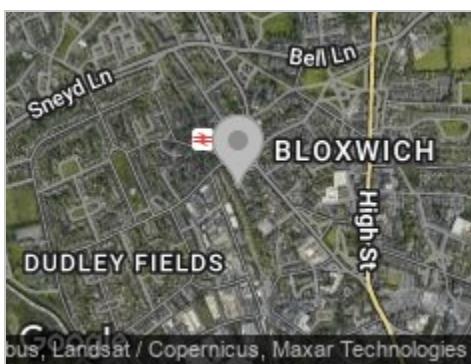


## Road Map



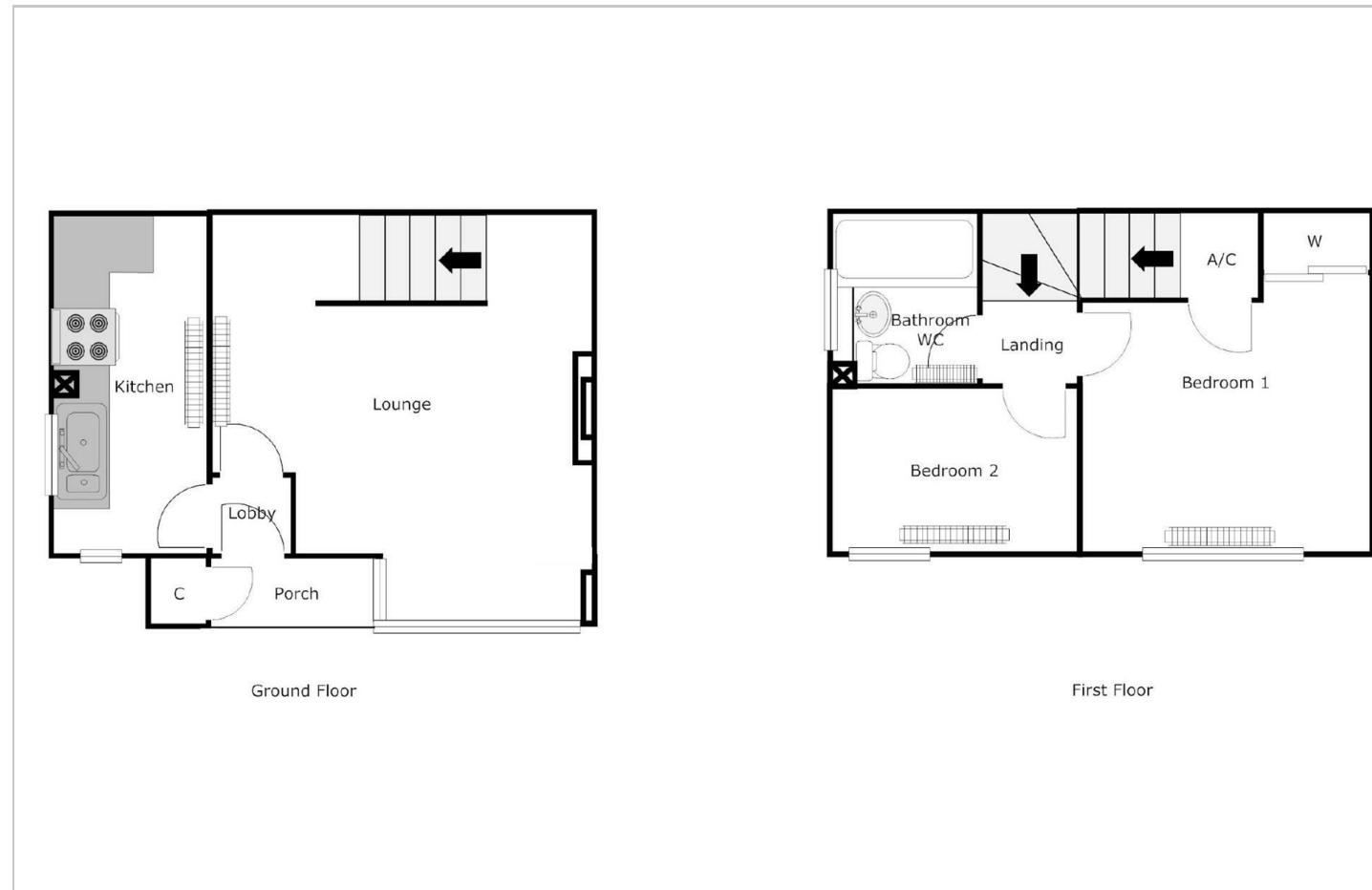
## Hybrid Map



## 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.

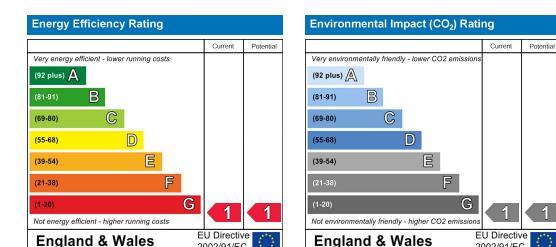
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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## Energy Performance Graphs



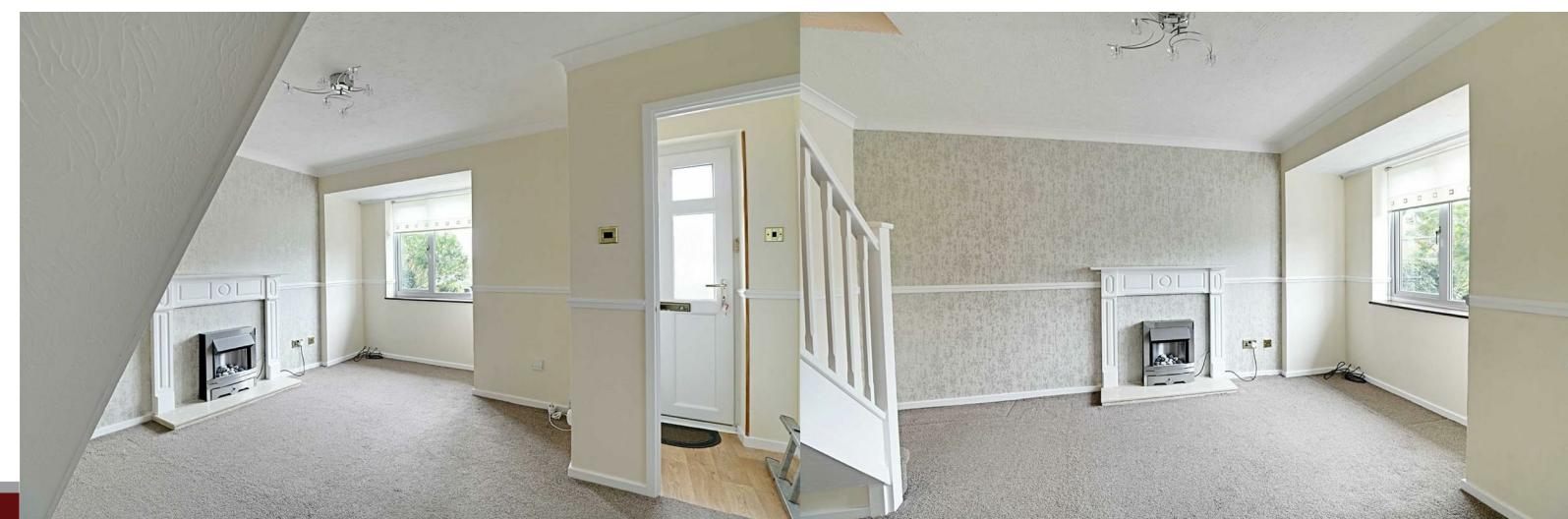
# MARRION & CO

CHARTERED SURVEYORS | ESTATE AGENTS



## 15 Signal Grove

, Bloxwich WS3 2NZ  
£825 Per Calendar Month



# 15 Signal Grove

, Bloxwich WS3 2NZ

£825 Per Calendar Month



## Description

The property forms part of a small infilling development of two and three storey houses and flats, situated just off Elmore Green Road and being within easy walking distance of all usual local amenities at nearby Bloxwich High Street, Market Centre and Asda Superstore.

Frequent and regular public transport services are also available nearby together with good access to Bloxwich Central Station and Junction 10 of the M6 Motorway affording easy commuting to Birmingham City Centre and to the wider West Midland conurbation.

Nearby Bloxwich Park and King George V Memorial Playing Fields offer excellent recreational facilities, completing this refurbished and much improved modern home.

The PVCu double glazed and gas centrally heated accommodation briefly includes the following;-(all measurements approximate)

## ON THE GROUND FLOOR

### A TILED CANOPY PORCH

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

### SMALL LOBBY

Having space to hang cloaks and door to the;:-

### ATTRACTIVE LOUNGE measuring

13'10" x 14'9" max (4.22 x 4.5 max)

The focal point of which is provided by a feature timber fire surround with raised marble hearth and inset real flame effect electric fire. There is a PVCu double glazed

bay window to the front aspect, together with coved ceiling, dado rail, double panel radiator and easy rise spindled balustrade staircase leading to the first floor.

### PART TILED RE-FITTED KITCHEN measuring

12'4" x 5'8" (3.77 x 1.73)

Comprehensively equipped in a range of white gloss effect base and wall units having contrasting roll topped work surfaces incorporating a single drainer stainless steel sink unit with mixer tap, a Stoves Newhome four ring gas hob with extractor hood over and built in fan assisted electric oven beneath, ceramic tiling to splash back areas, PVCu double glazed window to the front aspect, single panel radiator with thermostatic valve, plumbing connections for automatic washing machine and space for fridge/freezer.

### ON THE FIRST FLOOR

### A CENTRAL LANDING AREA

With access panel to the loft space and doors radiating to the following;:-

### FRONT BEDROOM ONE measuring

10'7" x 9'1" (3.23 x 2.77)

Having a single panel radiator with thermostatic valve, PVCu double glazed window to the front aspect, built in double wardrobe with mirror sliding doors and useful stairwell cupboard housing the central heating boiler.

### FRONT BEDROOM TWO measuring

9'0" x 6'1" (2.74 x 1.86)

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

### RE-FITTED BATHROOM/WC

Having a modern white suite comprised of panelled bath, vanity unit housing hand wash hand basin, low level close coupled WC, instant electric shower together with curtain and rail, tiled walls, extractor fan and single panel radiator with thermostatic valve.

### OUTSIDE

A low maintenance slate covered fore garden with two allocated parking spaces and attractive communal gardens.

