

Road Map



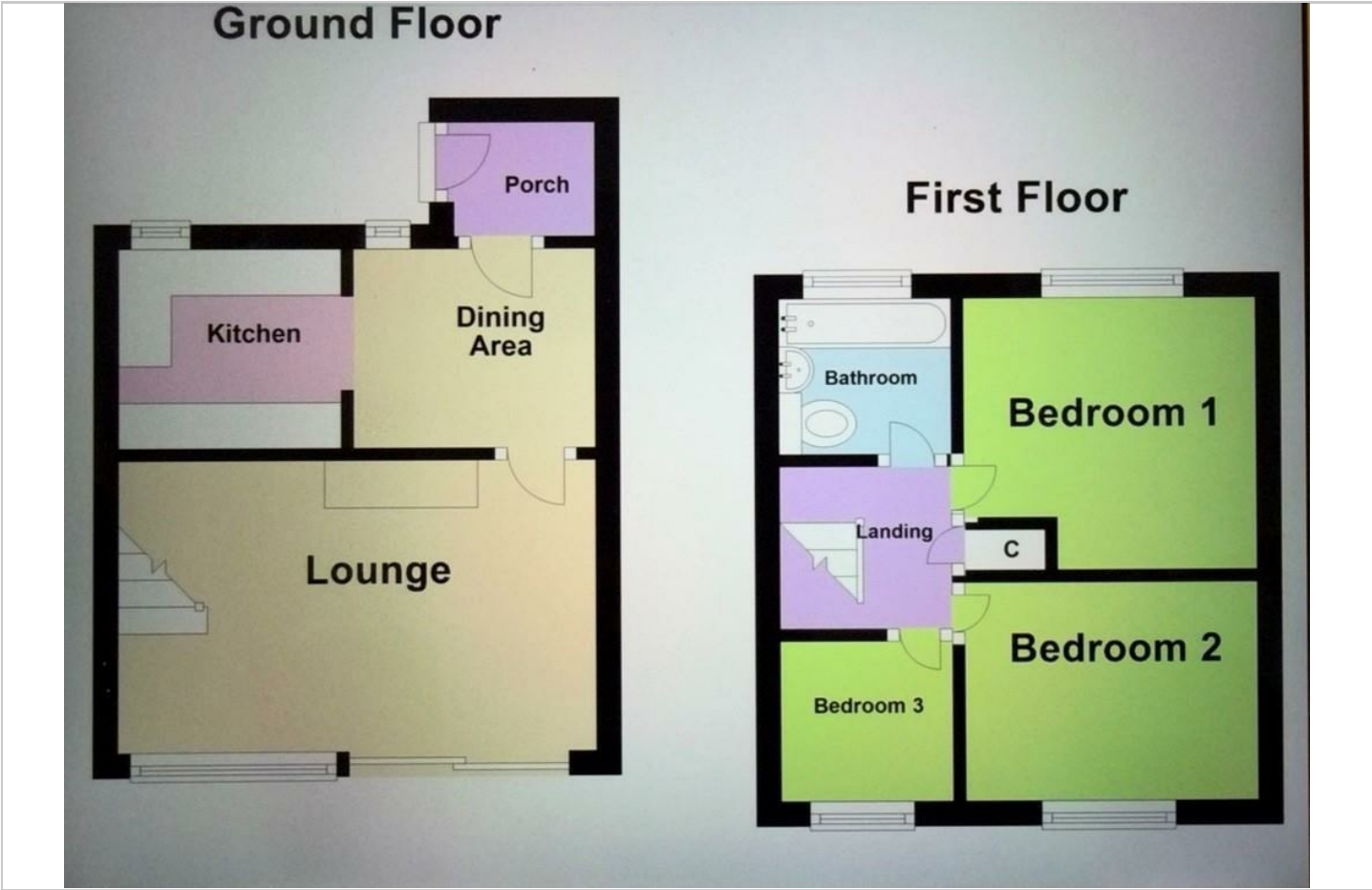
Hybrid Map



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.



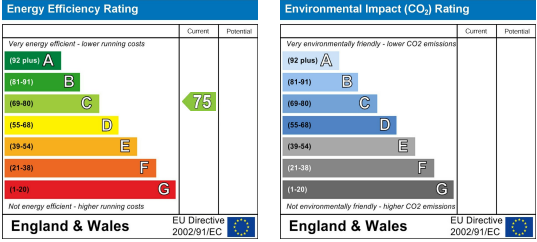
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Energy Performance Graphs



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32 Ramillies Crescent

, Walsall WS6 6JQ

Offers In The Region Of
£165,000 Freehold



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DESCRIPTION

Nestled in the sought-after area of Ramillies Crescent, Walsall, this well-presented mid-terrace house offers a delightful living experience. Spanning an impressive 850 square feet, the property boasts three generously sized bedrooms, making it an ideal choice for families or those seeking extra space.

Upon entering, you are welcomed by an inviting entrance lobby that leads to a spacious dining kitchen, perfect for family meals and entertaining guests. The rear lounge, which features stairs leading to the upper floor, provides a comfortable and relaxing space to unwind after a long day. The property is equipped with gas central heating and PVCu double glazing, ensuring warmth and energy efficiency throughout the seasons.

The first floor comprises three well-proportioned bedrooms, each offering ample natural light and versatility for various uses, whether as sleeping quarters, a home office, or a guest room. The partly tiled bathroom/WC is conveniently located to serve the bedrooms.

Outside, the property benefits from both fore and rear gardens, providing a lovely outdoor space for gardening, play, or simply enjoying the fresh air. The absence of an onward chain makes this home an attractive proposition for those looking to move in without delay.

Conveniently situated within a popular residential development, this home offers excellent access to local shops, rail and road transport links, and nearby motorway junctions, making it an ideal base for commuters and families alike. This charming mid-terrace house is a wonderful opportunity not to be missed.

The internal accommodation may be more fully detailed as follows;- (all measurements approximate)

ON THE GROUND FLOOR

A PVCu DOUBLE GLAZED ENTRANCE DOOR AND SIDE PANEL

Opens into a;-

WELCOMING RECEPTION LOBBY

Having excellent cloaks hanging space and internal door leading into the;-

FRONT KITCHEN/DINER measuring

14'6" x 9'8" (4.42m x 2.95m)

The dining area has a double panel radiator, laminate flooring, PVCu double glazed window to the front aspect and an archway leading into the kitchen area which is comprehensively equipped with a range of modern base and wall units having contrasting roll topped work surfaces, incorporating a cream coloured one and a half bowl single drainer stainless steel sink unit with contemporary mixer tap, a built in four ring gas hob and Indesit electric oven beneath, ceramic tiling to the floor and splash back areas and a further PVCu double glazed window to the front aspect.

REAR LOUNGE measuring

16'1" x 14'6" (4.92m x 4.43)

The focal point of which is provided by a chimney breast wall having a contemporary timber fire surround, raised hearth and inset flame effect gas fire. There are two double panel radiators, coved ceiling, spindled balustrade, easy rise staircase leading to the first floor and PVCu double glazed sliding patio doors lead out to the rear garden.

ON THE FIRST FLOOR

A CENTRAL LANDING AREA

With access panel to the loft space, built in airing cupboard housing the I-Mini central heating boiler together with slatted linen shelving and doors radiating to the following;-

REAR BEDROOM ONE measuring

12'3" x 8'6" (3.75m x 2.61m)

Having a PVCu double glazed window to the rear aspect, single panel radiator and built in double wardrobe.

FRONT BEDROOM TWO measuring

10'10" x 8'6" (3.32m x 2.6m)

Having a PVCu double glazed window to the front aspect, single panel radiator and laminate flooring.

REAR BEDROOM THREE measuring

8'5" x 5'10" (2.57m x 1.79m)

Having a PVCu double glazed window to the rear aspect and double panel radiator.

PART TILED FAMILY BATHROOM/WC

Having a contemporary white suite comprised of panelled bath with Triton instant electric shower, curtain and rail over, low level close coupled WC, pedestal wash hand basin and PVCu double glazed window to the front aspect.



OUTSIDE

There is a paved and enclosed fore garden and a fully enclosed lawned rear garden with paved patio and gated pedestrian access to the rear.

GENERAL INFORMATION

TENURE: It is assumed that the subject property is Freehold.

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

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

FIXTURES AND FITTINGS: Items details in these particulars are included in the sale and will pass with the property.

VIEWING : By prior telephone appointment with Marrion & Co on 01922 404446.

