

Rees Page



7 Marston Avenue, Darlaston, Walsall

Convenient for many and varied local amenities, plus commute by road and bus to surrounding areas, this traditional semi-detached house surely offers great potential for both First Time Buyers and Buy-to-let landlords alike?

The three-bedroom home is situated within a cul-de-sac and benefits from double glazing and radiator central heating (both where specified), has gardens front and back (with potential for off road parking). Fixtures and fittings, such as curtains, carpets, light fittings will remain in situ as seen.

The property forms part of an estate and as such requires a grant of probate which has been applied for. As such, there is no upwards chain and offers are invited for consideration.

EPC = D

Offers Around

£159,950



Ground Floor

Entrance

Is made under a canopy to a part glazed door and opening into.

Reception Hall

With a ceiling light, meter cupboard, stairs off to first floor, and a door into.

Living Room

14' 6" x 13' 0" (4.42m x 3.96m)

With a double-glazed front window, ceiling light, dado rail, fireplace with electric fire, radiator, TV/Cable/Telephone points, understairs cupboard, and a door into.

Kitchen

11' 0" x 9' 0" (3.35m x 2.74m)

With a range of fitted wall and base units, roll edge work surfaces, tiled splashbacks, inset sink & drainer, plumbing for a washing machine, gas cooker point, Potterton boiler, ceiling light, radiator, double glazed window and door to rear garden, further door into.

Wet-Room

8' 10" x 6' 4" (2.69m x 1.93m)

Having an open shower area, WC, wall mounted washbasin, extractor fan, electric heater, radiator, part tiled walls, ceiling light, and double-glazed windows to the side and rear.

First Floor

Landing

With a ceiling light, double glazed side window, loft access hatch, doors into.

Bedroom One

14' 5" max x 9' 8" (4.39m x 2.95m)

With a double-glazed front window, ceiling light, radiator and an over stairs cupboard.

Bedroom Two

12' 5" x 9' 6" Max (3.78m x 2.90m)

With a double-glazed rear window, ceiling light, and a radiator.

Bedroom Three

9' 0" max x 7' 11" max (2.74m x 2.41m)

With a double-glazed rear window, ceiling light, radiator and a built-in emersion cupboard.



Outside Gardens

To the rear is a spacious garden, a 'blank canvas' for many, currently comprising of patios, two sheds, two greenhouses, border areas and lots of potential! To the fore is a small lawned garden area (potential for off road parking), and gated side access to the rear.

Location

The property is ideally situated for many local amenities and commute to much of the Black County by road/bus.

For SATNAV please use the postcode WS10 8TT

NB - the property forms part of an estate, as such a grant of probate is required and has been applied for.

There is no upwards chain.

Fixtures & fittings will remain in situ as seen.

Any remaining contents are potentially negotiable or will be removed prior to completion.

Offers are invited for consideration.

Viewing is strictly by prior arrangement with the agents.

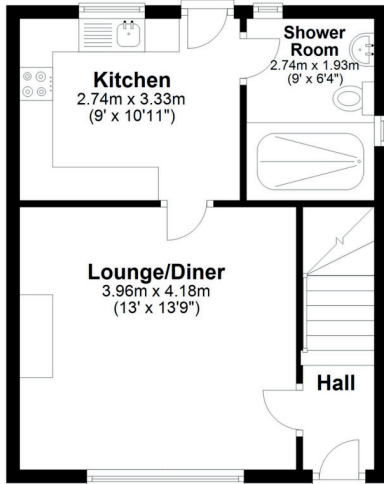
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Council Tax – Walsall Band A

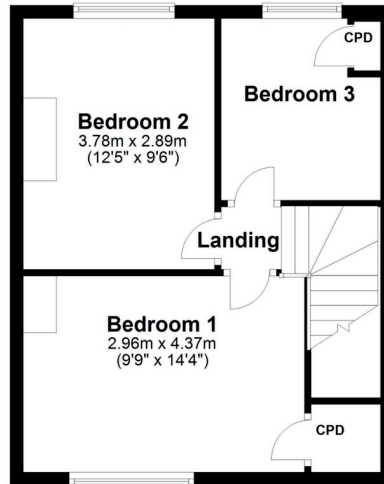
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Ground Floor



First Floor



These drawings are for illustrative purposes only, may not be to scale, and should not be wholly relied upon.
Plan produced using PlanUp.

7 Marston Avenue, Wednesbury, Wolverhampton

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly of travelling some distance.



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