



Connells

Ramillies Crescent
Great Wyrley, Walsall



Ground Floor

Having a gravel driveway and paved pathway to the front entrance door

Entrance Porch

Having a double glazed front entrance door, vinyl flooring and door to lounge

Lounge

15' 4" x 11' 8" (4.67m x 3.56m)

Having carpeted flooring, radiator, ceiling light point and door to kitchen

Kitchen

21' 9" x 11' 8" (6.63m x 3.56m)

Extended and much improved being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a sink/drain, electric oven with cooker-hood over, plumbing for the dishwasher and washing machine, space for appliances, two radiators, ceiling spotlights, antico flooring, space for additional family living and dining, double glazed window to the rear aspect and French doors opening out to the rear garden



First Floor

Landing

Having carpeted flooring, ceiling light point and doors to bedrooms and bathroom

Bedroom 1

8' 8" x 9' 8" (2.64m x 2.95m)

Having a double glazed window to the rear aspect, built in wardrobes, radiator, ceiling light point and carpeted flooring

Bedroom 2

13' 1" x 5' 5" (3.99m x 1.65m)

Having a double glazed window to the front aspect, radiator, ceiling light point and carpeted flooring

Bedroom 3

13' 1" x 5' 9" (3.99m x 1.75m)

Having a double glazed window to the front aspect, radiator, ceiling light point and carpeted flooring

Bathroom

Having a WC, vanity wash hand basin, bath with shower over, radiator, part tiled walls and tiled flooring

Outside

Front

Having a gravel driveway and paved pathway to front entrance door

Rear

Having a paved patio area and laid to lawn









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: D

Tenure: Leasehold

view this property online [connells.co.uk/Property/CNK105963](https://www.connells.co.uk/Property/CNK105963)

This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Sep 1963. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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