



Connells

Westbourne Avenue
Walsall



Entrance Hallway

Having a double glazed front entrance door, radiator, spotlights, carpeted flooring, stairs to first floor and doors to bedrooms and bathroom

Lounge / Diner

28' 5" max x 11' 3" max (8.66m max x 3.43m max)

Being a through lounge/diner having a double glazed window to the side aspect, French doors to the rear garden, three radiators, spotlights, carpeted flooring, door to kitchen

Kitchen

18' 8" x 8' 5" (5.69m x 2.57m)

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 gas hobs, extractor fan, space for appliances, tiled splash-backs, radiator, spotlights, two double glazed windows to the side aspects and a double glazed door to the rear garden

Shower Room

Having a double glazed window to the side aspects, WC, wash hand basin, shower cubicle, storage space, radiator, spotlights, extractor fan and tiled flooring

Bedroom 3

13' 1" x 10' 8" (3.99m x 3.25m)

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

Bedroom 4

11' x 9' 1" (3.35m x 2.77m)

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

First Floor

Landing

Having a double glazed window to the side aspect, ceiling light point, carpeted flooring and doors to bedrooms and bathroom

Bedroom 1

9' 8" x 13' 1" (2.95m x 3.99m)

Having double glazed windows to the side and rear aspects, built in wardrobes, radiator, spotlights and carpeted flooring

Bedroom 2

11' 1" x 9' 2" (3.38m x 2.79m)

Having two velux windows to the front aspect, radiator, spotlights and carpeted flooring

Bathroom

Having a double glazed window to the rear aspect, WC, wash hand basin, bath with shower over, tiled walls, radiator, ceiling light point and tiled flooring

Outside

Front

Having a large pressed crete driveway suitable for multiple vehicles

Rear

Having a paved patio area, decking and gated side access to the front

Annex

Hallway

Having a double glazed front entrance door, double glazed to the window to the front aspect, stairs to the first floor and door to kitchen

Lounge

13' 1" x 11' 4" (3.99m x 3.45m)

Having a double glazed window to the side aspect, radiator, wall lights, carpeted flooring and French doors to the rear garden

Kitchen

10' 4" x 14' 9" (3.15m x 4.50m)

Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a one and a half bowl sink/drain, electric oven with cooker-hood over, space for appliances, part tiled walls, radiator, spotlights, tiled flooring, door to lounge, double glazed window to the side aspects and French doors to the rear garden

First Floor

Landing

Having a double glazed window to the rear

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

Bedroom 1

14' 2" x 11' 4" (4.32m x 3.45m)

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

Bedroom 2

10' 4" x 11' 4" (3.15m x 3.45m)

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

Bathroom

Having a double glazed window to the front aspect, WC, wash hand basin, bath with shower over, radiator, spotlights, extractor fan and part tiled walls and flooring

Outside

Garage

24' 6" x 19' 6" (7.47m x 5.94m)

Having an electric roller door to the front and doors to utility and extra storage space

Utility Room

7' 3" x 9' 9" (2.21m x 2.97m)

Having fitted base units with laminate work surfaces over, plumbing for utility purposes, ceiling light point, tiled walls & flooring and door to WC

W.C

Having a WC, wash hand basin, ceiling light point and tiled flooring

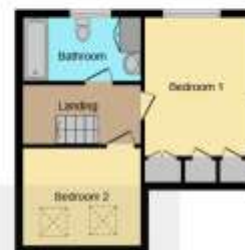








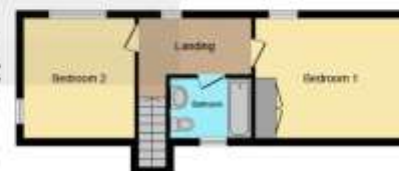
Annex Ground Floor



First Floor



Ground Floor



Annex First Floor

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.

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EPC Rating: Awaited

Tenure: Freehold

view this property online connells.co.uk/Property/CNK101973



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