



Connells

Rosewood Park
Walsall



Ground Floor

Entrance Porch

Having a double glazed front entrance door, double glazed glass window panels, ceiling light point, tiled flooring and door to hallway

Hallway

Having a double glazed entrance door, radiator, ceiling light point, laminate flooring, understairs storage cupboard, stairs to first floor and doors to lounge, kitchen and garage

Lounge

20' 9" x 11' 8" (6.32m x 3.56m)

Having a double glazed window to the front aspect, fireplace, radiator, wall lights, ceiling light point, double doors to dining room and laminate flooring

Kitchen

11' 8" x 9' 6" (3.56m x 2.90m)

Being a fitted kitchen with a range of high gloss wall, base and drawer units with quartz work surfaces over and having a one and half bowl sink/drainer, integrated electric oven with gas hobs and cooker-hood over, plumbing for the dishwasher, tiled splash-backs, radiator, ceiling light point, laminate flooring, double glazed window to the rear aspect and doors to dining room and utility for access to the guest WC and rear garden

Utility

8' 3" x 5' 5" (2.51m x 1.65m)

Having high gloss wall and base units, sink/drainer, plumbing, space for appliances, tiled splash-backs, ceiling light point, laminate flooring, double glazed window to the side aspect, doors to guest WC and rear garden and being home to the boiler

Conservatory

Having double glazed windows and doors to the rear garden, ceiling light point, storage heater, underfoot heating and laminate flooring



First Floor

Landing

Having carpeted flooring, double glazed window to the front aspect, ceiling light point, storage cupboard and doors to bedrooms and bathroom

Bedroom 1

9' 8" x 11' 8" (2.95m x 3.56m)

Having a double glazed window to the front aspect, two double fitted wardrobes, radiator, ceiling light point, carpeted flooring and door to en-suite

En-Suite

Having a double glazed window to the side aspect, WC, wash hand basin, shower cubicle, part tiled walls, radiator, ceiling light point and tiled flooring

Bedroom 2

12' 7" x 8' 3" (3.84m x 2.51m)

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

Bedroom 3

11' 1" x 10' 4" (3.38m x 3.15m)

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

Bedroom 4

11' 1" x 9' 4" (3.38m x 2.84m)

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

Bathroom

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

Outside

Front

Having a brick paved driveway suitable for multiple vehicles, access to the garage and gated side access to the rear

Rear

Having a brick paved patio area, artificial lawn, garden shed, a variety of shrubs and gated access to the front

Garage

Having power & lighting









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: C

Tenure: Freehold

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