



**Connells**  
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**FOR SALE**

**Connells**

Sunbeam Drive  
Great Wyrley, Walsall



## Ground Floor

### Entrance Hallway

Having a double glazed front entrance door with side panel, ceiling light point, laminate flooring, stairs to first floor and doors to kitchen and lounge

### Lounge

13' 7" x 23' ( 4.14m x 7.01m )

Having a double glazed window to the front aspect, double glazed French doors to the rear garden, electric fireplace, radiator, two ceiling light points and door to kitchen

### Kitchen

23' 2" x 13' ( 7.06m x 3.96m )

Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a breakfast bar, sink/drainer, tiled splash-backs, dishwasher, washing machine and fridge/freezer, integrated electric oven, gas hobs with extractor over, pantry, two ceiling light points, tiled flooring, double glazed window to the rear aspect and door to lounge

## First Floor

### Landing

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

### Bedroom 1

11' 10" x 8' 10" ( 3.61m x 2.69m )

Having a double glazed window to the front aspect, fitted wardrobes, overhead storage and dressing table, radiator, ceiling fan light and carpeted flooring

### Bedroom 2

8' 5" x 8' 10" ( 2.57m x 2.69m )

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

### Bedroom 3

7' 8" x 6' 8" ( 2.34m x 2.03m )

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

## Outside

### Front

Having a tarmac driveway suitable for multiple vehicles and shared access to the side to rear garages

### Rear

Having a paved patio area, laid to lawn, garden shed and gated access to rear garage area

### Outbuilding/W.C

Having a double glazed window to the rear aspect, WC, wash hand basin, ceiling light point and tiled flooring

### Garage

Plot to the rear









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**T 01543 500923**  
**E [cannock@connells.co.uk](mailto:cannock@connells.co.uk)**

10-12 Wolverhampton Road  
 CANNOCK WS11 1AH

**EPC Rating: C**

Tenure: Freehold

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