



**Connells**

Westbourne Avenue  
Cheslyn Hay, Walsall



### Entrance Hallway

Having a double glazed entrance, door double glazed windows, radiator, ceiling light point, storage cupboard, laminate flooring and doors to living room, bedrooms and shower room

### Lounge

10' 7" x 10' 8" ( 3.23m x 3.25m )

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

### Kitchen

7' 8" x 8' 8" ( 2.34m x 2.64m )

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 and extractor over, tiled splash-backs, space for appliances, ceiling light point, tiled flooring, space for dining furniture and a double glazed window to the rear aspect



## Bedroom 1

9' 9" x 10' 9" ( 2.97m x 3.28m )

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

## Bedroom 2

12' 8" x 8' 7" ( 3.86m x 2.62m )

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

## Shower Room

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

## Outside

### Front

Having a tarmac driveway suitable for multiple vehicles, gravel bed with a variety of shrubs, gated access to the side entrance door, garage and rear garden

### Rear

Having a concrete patio area, laid to lawn and a variety of plants, shrubs and bushes

### Garage

Having power, lighting and up & over door

## Land Registry

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.









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)

To view this property please contact Connells on

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**EPC Rating: C**

Tenure: Freehold

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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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