



**Connells**

Littlewood Lane  
Walsall



### Ground Floor

#### Porch

Offering access into the lounge

#### Lounge

18' x 10' 4" ( 5.49m x 3.15m )

Having a double glazed bay window to the front aspect, fireplace, stairs to the first floor, door to the kitchen, carpeted flooring, radiator and two ceiling light points

#### Kitchen/Diner

18' 2" x 7' 5" ( 5.54m x 2.26m )

Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a sink/drain, tiled splash-backs with space for washing machine and fridge/freezer, electric oven, gas hobs with extractor over, dining space, two ceiling light points, vinyl flooring, double glazed window to the rear aspect, double glazed French doors to the rear and a door to the side aspect.



## First Floor

### Landing

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

### Bedroom 1

12' x 10' 5" ( 3.66m x 3.17m )

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

### Bedroom 2

10' 4" x 10' 7" ( 3.15m x 3.23m )

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

### Bedroom 3

8' 8" x 7' 4" ( 2.64m x 2.24m )

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

### Bathroom

Having a double glazed window to the rear aspect, WC, wash hand basin, shower cubicle with glass screen surround, fully tiled walls, radiator, ceiling light point and vinyl flooring

## Outside

### Front

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

### Rear

Having a paved patio area, low maintenance artificial astro-turfed lawn, shed and green house

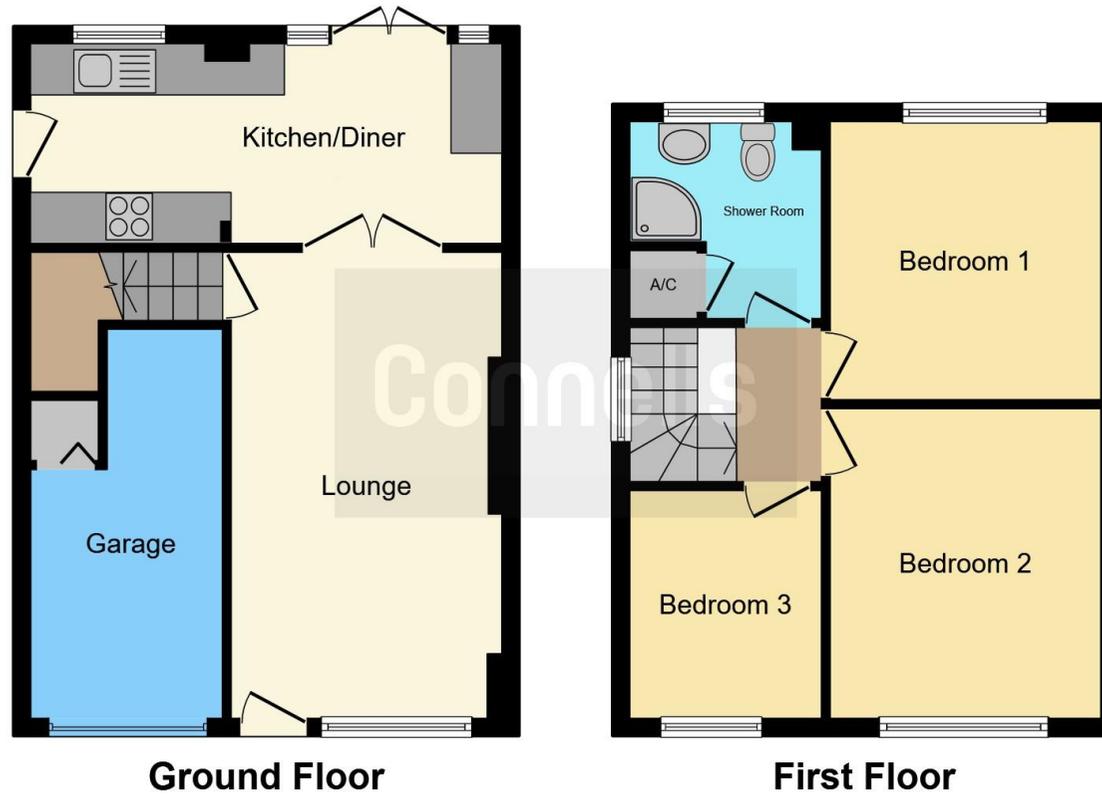
### Garage

Having an up and over door









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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**EPC Rating: C**

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Tenure: Freehold



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