



**Connells**

Quinton Avenue  
Walsall



### Entrance Porch

Having laminate flooring and access to lounge.

### Conservatory

8' x 10' 2" ( 2.44m x 3.10m )

Having tiled flooring, double patio doors leading to the garden.

### Lounge

19' 1" x 16' 2" max ( 5.82m x 4.93m max )

Having laminate flooring, ceiling light points, double glazed window to the front aspect, radiator underneath.

### Kitchen

7' 4" x 11' 6" ( 2.24m x 3.51m )

Being a fully fitted kitchen with a range of wall and base units, with laminate worktops over, integrated oven and extractor fan over, space for appliances, double glazed windows to the side and rear aspects, tiled flooring, tiled splashbacks.



### Dining Room

19' 1" x 11' 9" ( 5.82m x 3.58m )

Having carpeted flooring, ceiling light point, radiator, gas fire place, access to bedrooms.



## Bedroom 1

10' 5" x 11' 3" ( 3.17m x 3.43m )

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

## Bedroom 2

7' 6" x 10' 11" ( 2.29m x 3.33m )

Having carpeted flooring, ceiling light point, double glazed window to the side aspect.

## Bedroom 3

8' 11" x 6' 9" ( 2.72m x 2.06m )

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

## Bathroom

Being a fully tiled shower room with corner walk in shower, low level WC, hand wash basin with storage underneath, chrome towel radiator, double glazed window to the side aspect.

## Outside

### Front

Having a generous brick paved driveway suitable for multiple vehicles and access to the garage.

### Rear

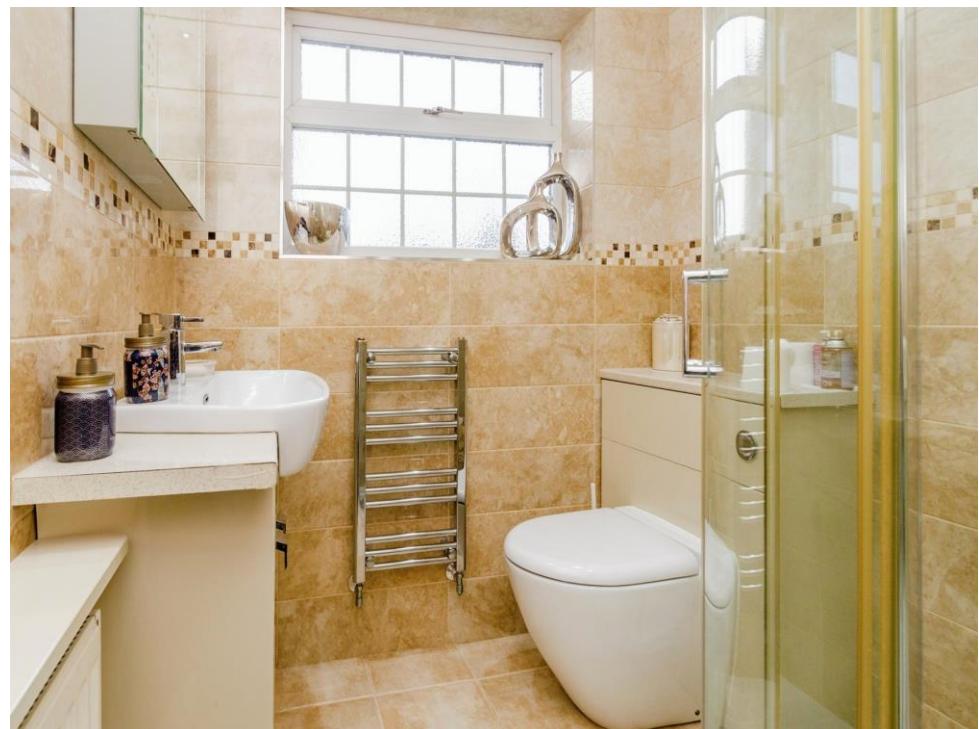
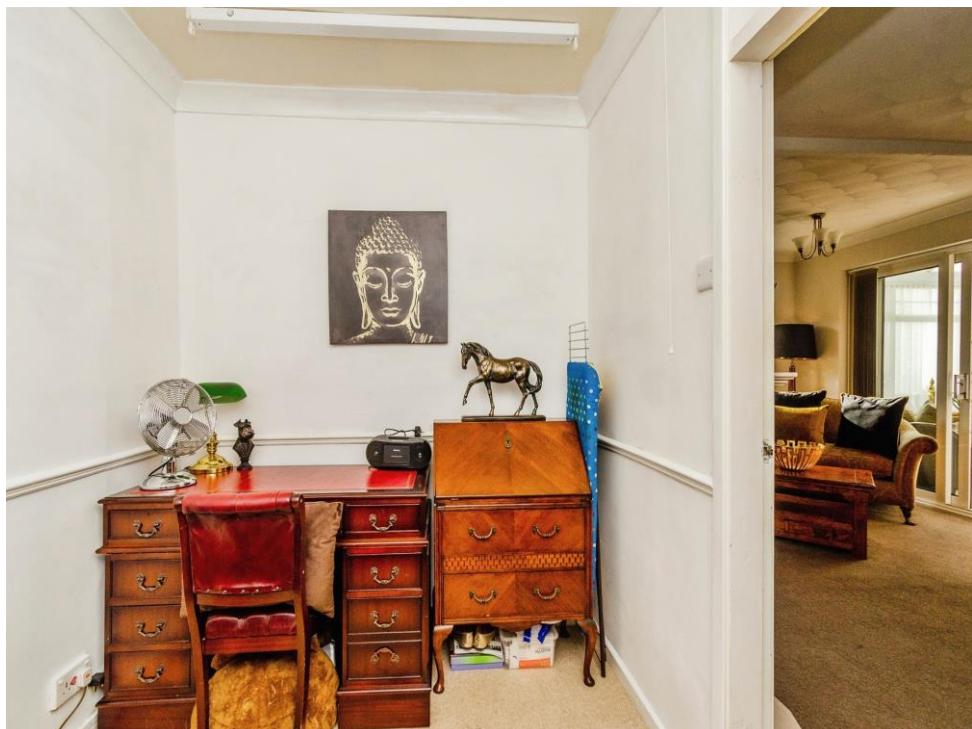
Having a large L shaped patio garden with fences surrounding with various shrubbery.

## Garage

17' 4" x 9' 4" ( 5.28m x 2.84m )

Having an up and over garage door accessible via the front driveway.









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

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

10-12 Wolverhampton Road  
CANNOCK WS11 1AH

EPC Rating: D    Council Tax  
Band: D

Tenure: Freehold

**[view this property online \[connells.co.uk/Property/CNK107743\]\(http://www.connells.co.uk/Property/CNK107743\)](http://www.connells.co.uk/Property/CNK107743)**



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: CNK107743 - 0004