



Walsall
8.15-8.45pm
7.45-8.15pm

Connells
connells.co.uk 01543 500 923
FOR SALE

Connells

Park Lane
Walsall



Property Description

CONNELLS ESTATE AGENTS are pleased to market For Sale this SEMI DETACHED property located in Great Wyrley, Walsall. A FANTASTIC OPPORTUNITY FOR FIRST TIME BUYERS!

To the Ground Floor the property briefly comprises of an entrance hall leading through to the Guest WC and living room, having bay windows to both the front and rear of the property allowing an influx of natural light. From there the fully fitted kitchen can be accessed, also having space for dining furniture. The garage is attached to the property and can be accessed from outside the property.

To the First Floor having THREE generous bedrooms and a family bathroom.

Externally benefiting from having a large rear garden and a gated frontage with off road parking.

Located in a desirable village within walking distance of amenities, small local businesses whilst sitting close to both Primary and Secondary schools. The location provides excellent commuter benefits to the A34, M6 and M6 toll linking the midlands motorway network and is only a stones throw away from Landywood Train Station.

Ground Floor

Entrance Hall

Having a wooden front entrance door, carpeted flooring, ceiling light point, double glazed windows to the front and side aspects, doors to living room and Guest WC, stairs to First Floor.

Guest WC

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

Living Room

14' 3" x 20' 2" max (4.34m x 6.15m max)

Having carpeted flooring, two ceiling light points, fire place with surround, two radiators, double glazed windows to the front and rear aspects, door to kitchen.

Kitchen

13' 4" x 9' 4" max (4.06m x 2.84m max)

Being a fully fitted kitchen with a range of wall base and drawer units with laminate worktops across, stainless steel sink with drainer, space and plumbing for appliances, space for dining furniture, tiled flooring, tiled walls, ceiling light point, door to storage cupboards, double glazed windows to the rear aspect.

Garage

8' 2" x 18' 4" (2.49m x 5.59m)

First Floor

Landing

Having carpeted flooring, hand rail, ceiling light point, doors to all bedrooms and bathroom.

Bedroom 1

14' 5" x 10' 5" (4.39m x 3.17m)

Having carpeted flooring, ceiling light point, radiator, two double glazed windows to the front aspect, storage cupboard.

Bedroom 2

9' 8" x 13' 8" (2.95m x 4.17m)

Having carpeted flooring, ceiling light point, radiator, double glazed window to the front aspect, storage cupboard.

Bedroom 3

11' 4" x 8' 3" (3.45m x 2.51m)

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

Bathroom

Having a WC, hand wash basin, bathtub with shower above, carpeted flooring, fully tiled walls, ceiling light point, radiator, storage cupboard, double glazed window to the rear aspect.

Outside

Front

Having gated access to the driveway and garage with small laid to lawn area.

Rear

Having patio and generous laid to lawn areas with various shrubbery and a garden shed.









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

To view this property please contact Connells on

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10-12 Wolverhampton Road
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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/CNK106431



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.

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