



Connells

Mitre Road  
Walsall



## Property Description

CONNELLS ESTATE AGENTS are pleased to market For Sale this fantastic NEW DETACHED BUNGALOW located in Cheslyn Hay. Finished to a HIGH STANDARD throughout and with NO UPWARD CHAIN - could this be perfect for you?

Being welcomed in to the entrance hallway with doors leading to the living room, bedrooms and bathroom - bright, spacious and modern throughout. The kitchen comes fully fitted with modern units and integrated appliances for a sleek and orderly finish, with ample amount of natural lighting coming from the rear window and door. Both bedrooms are generous in size, along with the living room with space for both living and dining furniture.

Externally benefiting from having off road parking and an enclosed rear garden perfect for entertaining.

Perfectly situated in a sought after village location offering a mix of history, normal excellence and community spirit. Benefiting from being within walking distance of many local businesses, amenities and both Primary & Secondary Schools. Commuter benefits include Landywood Train Station easy access to the A34, A5, M6 and M6 toll.

## Entrance Hall

Having a composite front entrance door into the hallway with carpeted flooring, ceiling light point, doors to bedrooms, bathroom and living room, door to storage cupboard, radiator.

## Living Room

14' 1" x 12' 7" ( 4.29m x 3.84m )

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

## Kitchen

10' 1" x 10' 4" ( 3.07m x 3.15m )

Being a modern fully fitted kitchen with a range of wall, base and drawer units with laminate worktops over, sink with drainer, integrated oven with extractor fan above, four ring gas hob with splashback, integrated fridge / freezer, ceiling spotlights, under cabinet spotlights, kickboard spotlights, tiled flooring, double glazed window and door to the rear aspect.

## Bedroom 1

9' 8" x 13' 1" ( 2.95m x 3.99m )

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

## Bedroom 2

9' 8" x 10' 8" max ( 2.95m x 3.25m max )

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

## Bathroom

Having a WC, vanity hand wash basin with storage, bathtub with a waterfall shower above, glass shower screen, tiled splashbacks, tiled flooring, chrome towel radiator, ceiling light point, double glazed window to the rear aspect.

## Outside

### Front

Having patio steps leading to the front entrance door and driveway parking suitable for multiple vehicles.

### Rear

Being an enclosed rear garden with a laid to lawn and patio areas.









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:  
 Exempt

Tenure: Freehold

**view this property online** [connells.co.uk/Property/CNK108210](http://connells.co.uk/Property/CNK108210)



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