



Connells

Windmill Grove  
Wallheath





### Property Description

SITUATED IN WALL HEATH VILLAGE WITH OPEN COUNTRYSIDE AT THE END OF THE ROAD! OCCUPYING A LARGE CORNER PLOT IN A MUCH SOUGHT AFTER CUL-DE-SAC. Briefly comprising, Entrance Hallway, Lounge, Dining Room, Kitchen, Three Bedrooms, bathroom, shower room, garage and low maintenance rear garden.

### To The Front

Paved driveway leading to the garage with lawn to front and side of the property and inset pathway leading to the front door.

### Entrance Hallway

Double glazed door to the front elevation, radiator, understairs storage and doors to;

### Lounge

12' 1" x 11' 2" ( 3.68m x 3.40m )  
Double glazed bay window to the rear elevation and radiator.

### Dining Room

17' 11" x 11' 2" ( 5.46m x 3.40m )  
Double glazed window to the front elevation, feature fireplace and radiator.

### Kitchen

11' 6" x 5' 8" ( 3.51m x 1.73m )  
Double glazed bay window to the rear elevation, a range of wall and base units, worktops with inset one and a half bowl sink/drainer, radiator and understairs cupboard.

### Landing

Double glazed window to the side elevation, loft access and doors to;

### Bedroom One

12' 7" x 11' 2" ( 3.84m x 3.40m )  
Double glazed bay window to the front

elevation and radiator.

### Bedroom Two

11' 11" x 11' 3" ( 3.63m x 3.43m )  
Double glazed window to the rear elevation and radiator.

### Bedroom Three

8' 11" x 7' 2" ( 2.72m x 2.18m )  
Double glazed window to the rear elevation and radiator.

### Shower Room

Double glazed window to the front elevation, shower, wc and radiator.

### Bathroom

Double glazed window to the side elevation, suite comprising bath, wash hand basin and radiator.

### Garage

8' 11" x 7' 2" ( 2.72m x 2.18m )  
Window and door leading out to the rear garden

### Rear Garden

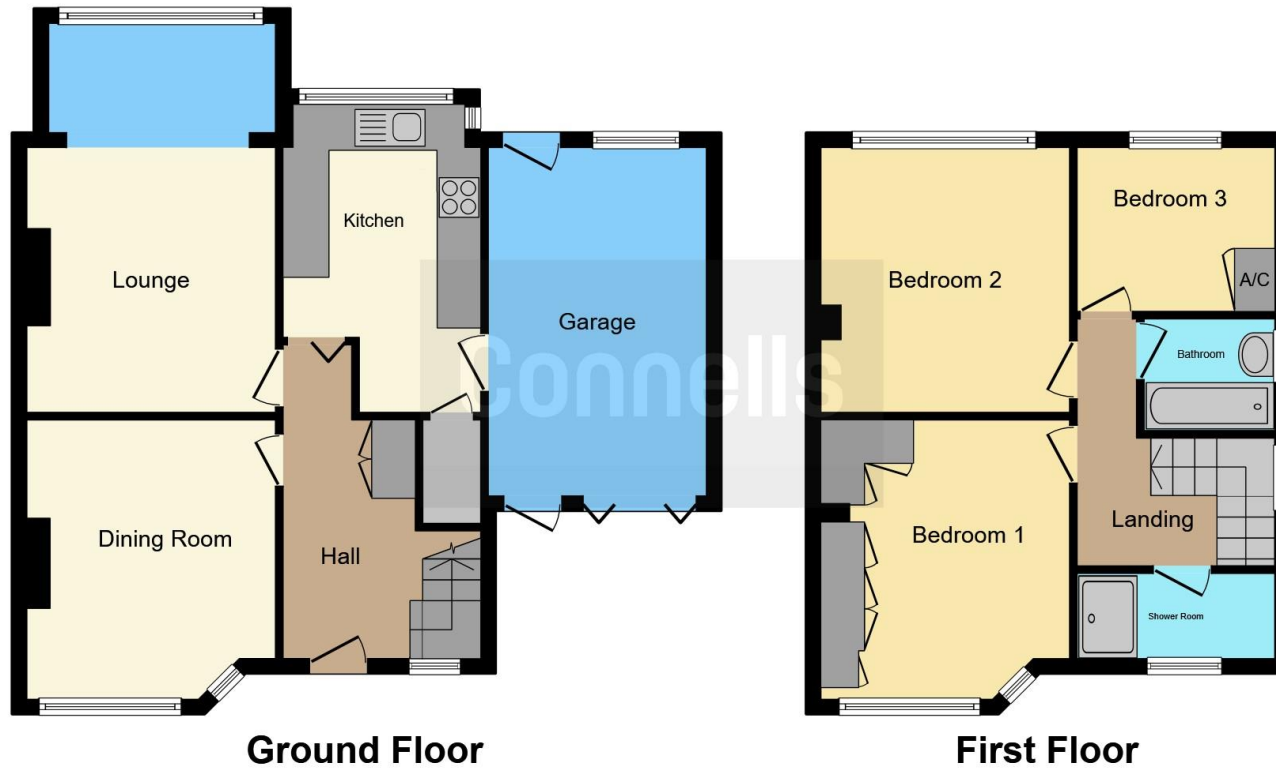
Fully enclosed paved rear garden with shed

### Agents Note

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)

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**EPC Rating: D**

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Tenure: Freehold



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