



Connells

Basalt Lane
WEDNESBURY



Property Description

Connells Estate Agents in Wednesbury are pleased to bring to the market this three bedroom semi detached home in Darlaston, offered with no upward chain.

To the ground floor the property briefly comprises of an entrance hallway giving access to the lounge, much desired guest WC. stairs to the first floor and the beautiful open plan kitchen diner with skylights, french doors leading to the rear garden, plumbing for utility purposes and integrated appliances.

To the first floor are three bedrooms and a modern family bathroom.

Externally the property benefits from having a private rear garden to the rear, with side access to the front & a front driveway proving off road parking.

The property sits in a great location to provide easy access to local schools, shops, transport links and other amenities.

Entrance Hallway

Alarm system with fob control, radiator, stairs to first floor landing, doors to cloakroom, lounge and kitchen.

Lounge

9' 11" x 14' 9" (3.02m x 4.50m)
Double glazed window to front and radiator.

Cloakroom

Double glazed window to front, wash hand basin, WC and electric heater.

Kitchen

13' 4" excluding recess x 17' 5" (4.06m excluding recess x 5.31m)
Double glazed window to rear, three double glazed skylight windows, fitted with modern wall and base units with work surfaces over, island incorporating sink and drainer, integrated dishwasher, five ring gas hob with glass splash back and cooker hood over, integrated double oven, radiator and double glazed doors leading to rear garden.

Under stairs storage housing boiler and washing machine point.

First Floor Landing

Loft access point and doors to bedrooms and bathroom.

Bedroom One

11' 2" max x 11' 1" max (3.40m max x 3.38m max)
double glazed window to front, radiator and fitted wardrobes.

Bedroom Two

8' 9" max x 10' 1" max (2.67m max x 3.07m max)
Double glazed window to rear, radiator and fitted wardrobes.

Bedroom Three

6' 6" x 8' 5" (1.98m x 2.57m)
Double glazed window to rear and radiator.

Bathroom

Double glazed window to rear, bath with shower head attachment, separate shower cubicle, vanity wash hand basin, WC, heated towel rail, ceiling spotlight, splash back tiling to walls and tiled flooring.

Outside

Front:

Corner plot parking space to side of property with car charging outlet and pathway to entrance.

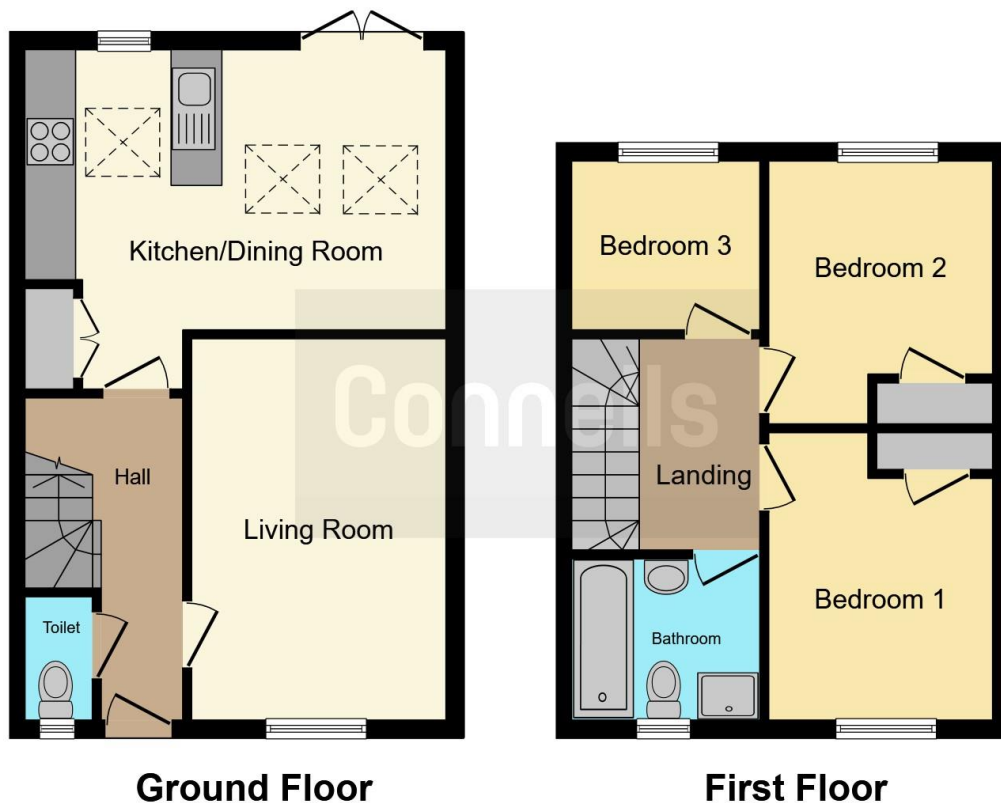
Rear:

Private rear garden with gated side access to front of property, slab paving, lawn, planted areas and water point.

Agents Note

Fixtures and fittings subject to change - confirmation via solicitors once sale agreed. Property build completed 2021 certain new build warranties will be confirmed.





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

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EPC Rating: B

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Tenure: Freehold



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