



Connells

Basalt Lane
WEDNESBURY

Basalt Lane WEDNESBURY WS10 8WF

for sale offers over
£370,000



Property Description

Connells Estate Agents have got something special for you – a fantastic detached home in Darlaston that's ready and waiting for its new owners. The best part? No upward chain means a smoother move for you!

Imagine a bright, spacious living room that instantly makes you feel at home, and a handy downstairs loo for convenience. But the real show stopper? The open plan kitchen-diner that'll make your heart skip a beat! With gorgeous skylights flooding the space with natural light and French doors opening to a beautiful rear garden, it's basically the dream living space you've been looking for.

Upstairs, you'll find three really generous bedrooms that are perfect for family life. The family bathroom is a total winner – complete with both a bath and a separate shower, so everyone's sorted.

And just when you thought it couldn't get better, there's a stunning master suite on the second floor. We're talking skylight windows that'll make you feel like you're waking up in a boutique hotel, plus a sleek ensuite shower room that'll make your morning routine a total breeze.

Outside, you've got off-road parking, a garage for all your storage needs, and a beautifully turfed rear garden that's just waiting for summer barbecues and lazy weekend relaxation.

Entrance Hallway

Double glazed door to front, laminate flooring, ceiling light point, radiator, stairs to first floor landing, doors to WC, reception room and kitchen.

W.C

Double glazed window to front, WC, wash hand basin, laminate floor, radiator and ceiling light point.

Reception Room

18' 2" x 10' 1" (5.54m x 3.07m)
Double glazed bay window to front, carpeted, ceiling light point and radiator.

Kitchen Diner

16' 2" max x 17' 8" max (4.93m max x 5.38m max)
Double glazed window to rear, double glazed French doors to rear giving access to the rear garden, three skylight windows, fitted with a range of wall and base units with work surfaces over including island, one and a half bowl sink and drainer, tiled splash backs, double electric oven, gas hob with cooker hood over, integrated fridge freezer, radiator, ceiling spotlights, laminate floor and door to the utility cupboard housing plumbing for washing machine.

First Floor Landing

Radiator, doors to bedrooms; two, three, four and the shower room, plus stairs leading to the second floor landing.

Bedroom Two

10' 10" x 9' (3.30m x 2.74m)
Double glazed window to rear, carpeted, ceiling light point and radiator.

Bedroom Three

10' 5" x 8' 11" (3.17m x 2.72m)
Double glazed window to front, carpeted, ceiling light point and radiator.

Bedroom Four

6' 6" x 8' 3" (1.98m x 2.51m)

Double glazed window to rear, carpeted, ceiling light point and radiator.

Shower Room

Double glazed window to front, bath, shower cubicle, WC, vanity wash hand basin, tiled splash back, laminate flooring, ceiling spotlights and radiator.

Second Floor Landing

Double glazed window to rear, radiator, doors to bedroom one and storage cupboard.

Bedroom One

12' max x 17' 8" max (3.66m max x 5.38m max)

Three double glazed skylights to the front, carpeted, ceiling light point, radiator and door to en suite.

En Suite

Double glazed skylight window to rear, shower cubicle, WC, vanity wash hand basin, splash back tiling, laminate flooring, ceiling spotlights and radiator.

Garage

Up and over door, power and lighting, door to side leading to rear garden.

Outside

Front:

Tarmac driveway to side and pathway to front door.

Rear:

Block paved patio, lawn and side access.

Agents Note

Managed Freehold - Vendor has advised us that there is a service charge payable £175 per year for common areas/ shared amenities to Trust Green





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

T 0121 556 2338
E wednesbury@connells.co.uk

22 Springhead
 WEDNESBURY WS10 9AD

EPC Rating: B Council Tax
 Band: B

view this property online connells.co.uk/Property/WED311780

Tenure: Freehold



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WED311780 - 0002

