



**Connells**

Slaney Road  
Walsall





### Property Description

Benefiting from no upward chain early inspection is highly advised to appreciate this three bedroom semi-detached family home. The property is situated in a popular residential location and in brief comprises of lounge, dining area, kitchen, en-suite to master bedroom, bathroom, drive and rear garden.

### Access Via

A front door opening into:

### Lounge Area

13' 6" max x 11' max ( 4.11m max x 3.35m max )

Having a double glazed window to the front, storage cupboard, gas fire place, open arch to kitchen and dining area.

### Dining Area

11' 2" max x 7' 6" max ( 3.40m max x 2.29m max )

Having a double glazed window to the side and radiator.

### Kitchen

19' 4" max x 12' max ( 5.89m max x 3.66m max )

Having a double glazed window to the rear, fitted kitchen with wall and base units and work tops over, stainless steel sink and drainer, electric oven with gas hob and cooker hood over, plumbing for washing machine and dishwasher, GCH boiler, radiator, stairs to first floor and french doors to rear garden.

### Storage Space

7' 9" x 5' ( 2.36m x 1.52m )

Having a double glazed window to the side, base units with work tops over and storage space.

### Lobby

Having a window to the side and doors to front and rear garden.

## First Floor

### Landing

Having a double glazed window to the side, loft access and doors to:

### Bedroom One

11' 2" max x 9' max ( 3.40m max x 2.74m max )

Having a double glazed window to the rear, radiator and door to:

### En-Suite

Having a shower cubicle, wash hand basin, low level w.c, heated towel rail, mirror wall unit and extractor fan.

### Bedroom Two

13' 8" max x 11' 2" max ( 4.17m max x 3.40m max )

Having a double glazed window to the front and radiator.

### Bedroom Three

10' 6" max x 7' 4" max ( 3.20m max x 2.24m max )

Having a double glazed window to the front and radiator.

### Bathroom

Having a double glazed window to the rear, bath with shower over, wash hand basin, low level w.c, heated towel rail and part tiling.

## Outside

To the front of the property is a driveway for off road parking.

To the rear of the property is a slabbed pathway, lawns and fence surround.











This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: D**

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Tenure: Freehold



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