



**Connells**

Baslow Road  
Walsall





## Property Description

Internal viewing d highly advised to appreciate this immaculately presented three bedroom detached family residence. The property is situated in a highly sought after location and in brief comprises of open plan lounge/diner/kitchen, study, cloakroom w.c, family bathroom, garage, private and extensive rear garden and driveway.

## Access Via

A front door opening into:

## Entrance Porch

Having a double glazed window to the front and door to:

## Entrance Hall

Having a double glazed window to the front, feature window seat, stairs rising to first floor, radiator and doors to:

## Study

10' 10" x 6' 11" ( 3.30m x 2.11m )

Having a double glazed window to the front and radiator.

## Open Plan Lounge/ Diner

28' 7" max x 12' 6" max ( 8.71m max x 3.81m max )

Having bi-fold doors to rear garden, radiator and open plan to:

## Kitchen Area

17' 10" max x 11' 4" plus recess ( 5.44m max x 3.45m plus recess )

Having a double glazed window and door to the rear, modern fitted kitchen with wall and base units and work tops over, sink and drainer, range cooker point with cooker hood over, island breakfast bar with base units and work tops over, space for fridge/freezer, feature radiator, door to garage and door to:

## Cloakroom W.C

Having a low level w.c and was hand basin.

## Garage

13' 2" x 8' 2" plus recess ( 4.01m x 2.49m plus recess )

Having double doors, door to kitchen and plumbing for washing machine.

## First Floor

## Landing

Having two double glazed windows to the front and doors to:

## Bedroom One

15' 8" x 10' 10" ( 4.78m x 3.30m )

Having a double glazed window to the rear, radiator and fitted wardrobes.

## Bedroom Two

12' 8" x 10' 10" ( 3.86m x 3.30m )

Having a double glazed window to the rear and radiator.

### Bedroom Three

10' x 9' ( 3.05m x 2.74m )

Having a double glazed window to the front and radiator.

### Bathroom

Having two double glazed windows to the side, bath with shower over, wash hand basin, low level w.c and radiator.

### Outside

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

To the rear of the property is a slabbed patio area, lawns and panel fencing.













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: C**

**view this property online [connells.co.uk/Property/WSL315466](http://connells.co.uk/Property/WSL315466)**

Tenure: Freehold



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