



Connells

Barrow Close
Walsall



Property Description

NO UPWARD CHAIN Situated on a popular modern development in a sought after cul-de-sac location, this three storey four bedroom modern town house offers spacious living accommodation throughout. This beautiful, well appointed family residence benefits from canal side views and convenient access to local schools, amenities, transport links and in brief comprises of study/bed 3, ground floor w.c, open plan kitchen/diner, master bedroom with en-suite, two further bedrooms, family shower room, through lounge, off road parking in the form of garage and allocated bay.

Access Via

A front door opening into:

Entrance Hall

Having stairs rising to first floor, radiator and doors to:

Cloakroom W.C

Having a double glazed window to the front, low level w.c, wash hand basin, radiator, extractor fan and part tiling.

Study/ Bedroom Three

11' 8" x 8' 2" (3.56m x 2.49m)

Having a double glazed window to the front and radiator.

Open Plan Kitchen/ Diner

15' max x 15' max (4.57m max x 4.57m max)

Having a double glazed window to the rear, modern fitted kitchen with wall and base units and work tops over, stainless steel sink and drainer, electric oven and gas hob with cooker hood over, integrated microwave and fridge/freezer and dishwasher, housed washing machine and tumble dryer, feature radiator and french doors to rear garden.

First Floor

Landing

Having a storage cupboard, stairs to second floor and doors to:

Master Bedroom

12' max x 8' 6" max (3.66m max x 2.59m max)

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

En-Suite

Having a double glazed window to the front, shower cubicle, wash hand basin, low level w.c, extractor fan and part tiling.

Bedroom Two

15' max x 12' 6" max (4.57m max x 3.81m max)

Having two double glazed windows to the rear and radiator.

Second Floor

Lounge

26' 10" max x 15' (8.18m max x 4.57m)

Having a double glazed window to the rear, juliet balcony with canal views to front, two radiators and doors to:

Bedroom Four

9' x 6' 4" (2.74m x 1.93m)

Having a double glazed window to the rear, radiator and loft access.

Shower Room

Having a double glazed window to the front, walk in shower, wash hand basin, w.c, radiator. extractor fan and part tiling.

Outside

To the front of the property is a slabbed pathway leading to house, decked terrace area overlooking the canal.

To the rear of the property is a slabbed patio with borders, rear pedestrian access to garage and off road parking.

Garage

Having up and over door, pitched roof storage and parking to front.







To view this property please contact Connells on

T 01922 721 000
E walsall@connells.co.uk

57-59 Bridge Street
WALSALL WS1 1JQ

EPC Rating: C

view this property online [connells.co.uk/Property/WSL315493](https://www.connells.co.uk/Property/WSL315493)

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: WSL315493 - 0005