





### Property Description

Connells are pleased to bring to market this beautiful detached house in a highly desirable cul-de-sac location. Offering spacious living accommodation and four double bedrooms, this extremely well presented home comes with off road parking in the form of a multi-vehicle driveway and integral garage.

### Approach Via

A multi-vehicle driveway with access to integral garage via an up and over door, side access to front door and gated side access to rear garden.

### Entrance Porch

Having double glazed window to side and door leading to;

### Hallway

Having feature stairs leading to first floor landing area, radiator and doors leading to;

### Guest W.C

Having a double glazed window to side, W.C, vanity unit with inset sink, radiator, mirrored wall unit, complementary tiling and door to integral garage.

### Lounge

Having a double glazed bow window to front, radiator and spotlights.

### Breakfast Area

10' 6" max x 9' max ( 3.20m max x 2.74m max )

Having sliding patio doors to conservatory, radiator, fitted breakfast/diner bar with base units and opening to;

### Kitchen Area

8' 10" max x 7' 10" max ( 2.69m max x 2.39m max )

Modern fitted kitchen having a double glazed window to rear, wall and base units with work surfaces over, asterite sink/drainers, electric oven, gas hob with cooker hood over, integrated appliances including fridge/freezer, dishwasher, washing machine, microwave and complementary tiling.

### Conservatory

12' 4" x 9' 4" ( 3.76m x 2.84m )

Being of uPVC and brick construction, having double glazed windows to side and rear, radiator and french doors to rear garden.

### First Floor Landing

Having loft access and doors to;

### Bedroom One

14' 8" max x 10' max ( 4.47m max x 3.05m max )

Having a double glazed window to front and radiator.

### Bedroom Two

11' 10" max x 9' max ( 3.61m max x 2.74m max )

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

### Bedroom Three

10' max x 9' 4" max ( 3.05m max x 2.84m max )

Having a double glazed window to rear and radiator.

### Bedroom Four

9' 8" max x 8' max ( 2.95m max x 2.44m max )

Having a double glazed window to rear and radiator.

## Family Bathroom

Having a double glazed window to side, freestanding bath, shower cubicle, W.C, wash hand basin, mirrored wall unit, heated towel radiator, spotlights and complementary tiling.

## Rear Garden

Enclosed rear garden with wooden fence panels to surrounds, slabbed and gravel patio area and grass lawns.

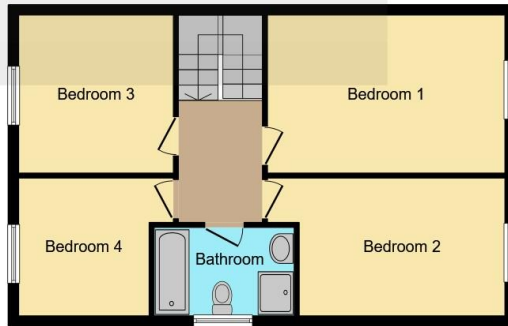
## Integral Garage

Having up and over door to front, power, lighting, meters and door leading to guest W.C.





**Ground Floor**



**First Floor**

Connells



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

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

57-59 Bridge Street  
 WALSALL WS1 1JQ

**EPC Rating: D**

**view this property online [connells.co.uk/Property/WSL315839](http://connells.co.uk/Property/WSL315839)**

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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WSL315839 - 0004