



**Connells**

Scholars Walk  
Rushall WALSALL



### Property Description

Early inspection is advised to appreciate this much improved four bedroom detached family home offering spacious living accommodation and briefly comprising of entrance hall, fitted kitchen, lounge, dining area, conservatory, guest cloakroom, first floor family bathroom, en-suite to master bedroom, enclosed rear garden, garage and driveway providing off road parking.

### Entrance Hall

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

### Guest Cloakroom

Having a double glazed window to the front, low level wc, wash-hand basin and radiator.

### Fitted Kitchen

9' 8" x 6' 11" ( 2.95m x 2.11m )

Having a double glazed window to the front, a range of fitted wall and base units with work tops over, sink and drainer, integrated high level oven and hob with extractor over, integrated fridge and dishwasher, tiling to splash-backs.

### Lounge

13' 5" x 10' 8" ( 4.09m x 3.25m )

Having a double glazed window to the rear, feature fireplace with gas fire and radiator.

### Dining Area

14' 5" x 8' 2" ( 4.39m x 2.49m )

Having double glazed french doors to conservatory and radiator.

### Conservatory

Being a brick and uPVC double glazed construction having double glazed french doors to rear and laminate flooring.

## First Floor

### Landing

Having a double glazed window to the side, loft access point, storage cupboard, radiator and doors to:

### Bedroom One

11' 1" x 10' 9" ( 3.38m x 3.28m )

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

### En-Suite

Having a double glazed window to the side, walk-in shower cubicle, low level wc, wash-hand basin, heated towel rail, shaver point and complementary tiling.

### Bedroom Two

11' 2" x 8' 4" ( 3.40m x 2.54m )

Having a double glazed window to the rear and radiator.

### Bedroom Three

12' 1" max x 8' 3" ( 3.68m max x 2.51m )

Having a double glazed window to the front and radiator.

### Bedroom Four

9' 2" x 7' ( 2.79m x 2.13m )

Having a double glazed window to the front, laminate flooring and radiator.

### Family Bathroom

Having a double glazed window to the side, bath, wash-hand basin, low level wc, radiator and complementary tiling.

## Outside

To the rear of the property is an enclosed lawned garden with slabbed patio areas, garden shed, summerhouse, coldwater tap and gate providing side access.

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

## Garage

17' 11" x 8' 1" ( 5.46m x 2.46m )

Having up and over door, GCH boiler, electric and light points, plumbing for washing machine.









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**

Tenure: Freehold

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