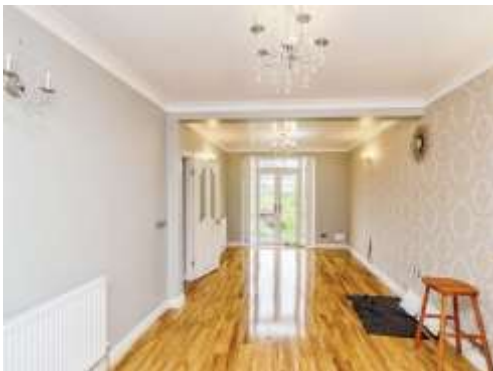




Connells

Broadway West
Walsall



Property Description

Connells are pleased to bring to market this traditional three bedroom semi-detached house offering great potential to extend subject to planning permission. Situated within close proximity to Walsall town centre and all the local amenities, transport links and well regarded schools it offers, this property comes with vacant possession! Briefly comprising of entrance hall, through lounge, fitted kitchen, integral garage, landing area, three bedrooms, family bathroom, rear garden and driveway to the fore.

Approach Via

A block paved driveway for multiple vehicles, grass lawns, access to garage through an up and over door and front door leading to;

Entrance Hall

Having stairs rising to first floor, storage cupboard, radiator and doors to;

Through Lounge

28' in to bay x 11' 6" (8.53m in to bay x 3.51m)

Having double glazed bay window to front, double glazed window to rear, wall lighting, electric fire place, radiators and double glazed french doors to rear garden.

Kitchen

12' 2" x 8' 2" (3.71m x 2.49m)

Fitted kitchen having double glazed window to rear, a range of wall and base units with work surfaces over, gas cooker point with cooker hood over, asterite one and a half bowl sink/drain, plumbing and space for appliances, tiling and door to garage.

First Floor Landing

Having double glazed window to side and doors to;

Bedroom One

14' 10" in to bay x 11' 4" max (4.52m in to bay x 3.45m max)

Having double glazed bay window to front and radiator.

Bedroom Two

11' 6" x 11' 2" (3.51m x 3.40m)

Having double glazed window to rear and radiator.

Bedroom Three

6' 8" x 6' 2" (2.03m x 1.88m)

Having double glazed window to front and radiator.

Family Bathroom

Having double glazed window to rear, bath with shower over, vanity unit with inset sink, WC, heated towel radiator, extractor fan, tiling and airing cupboard housing GCH boiler.

Rear Garden

Having slabbed patio, grass lawns and panelled fencing.

Integral Garage

24' 2" max x 10' 4" max (7.37m max x 3.15m max)

Having up and over door to front, power, lighting and storage cupboard.









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

view this property online [connells.co.uk/Property/WSL315883](https://www.connells.co.uk/Property/WSL315883)

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.

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