



**Connells**

Sandwell Street  
Walsall



### Property Description

Connells are pleased to bring to market this immaculately presented three bedroom terraced house recently refurbished to an incredible standard. Situated within close proximity to Walsall town centre and all the amenities this provides, viewings are highly recommended to appreciate this superb home! In brief the property comprises of entrance porch, open plan lounge/diner, lobby, modern fitted kitchen, rear lobby, wet room, landing area, three bedrooms, rear garden with outbuilding and driveway to fore!

### Approach Via

A block paved driveway for off road parking and front door leading to;

### Entrance Porch

Having double glazed window to front and door to;

### Lounge / Diner

22' 10" x 12' ( 6.96m x 3.66m )

Having double glazed window to front, feature radiators, spotlights, french doors to rear garden and door to;

### Inner Lobby

Having stairs rising to first floor and door to;

### Kitchen

15' 2" x 6' 4" ( 4.62m x 1.93m )

Modern fitted kitchen having double glazed window to side, a range of wall and base units with work surfaces over, stainless steel sink/drainer, integrated appliances including fridge/freezer, washing machine, tumble dryer, electric oven, gas hob with cooker hood over, housed GCH boiler, spotlights, radiator, complimentary tiling and door to;

### Rear Lobby

Having door to rear garden, spotlights and door to;

### Shower Room

Having double glazed window to side, walk-in wetroom style shower, wash hand basin, WC, mirrored wall unit and complimentary tiling.

## First Floor Landing

Having a double glazed roof window to side, spotlights, loft access and doors to;

## Bedroom One

12' x 11' 2" ( 3.66m x 3.40m )

Having double glazed window to front and radiator.

## Bedroom Two

11' 2" x 9' ( 3.40m x 2.74m )

Having double glazed window to rear and radiator.

## Bedroom Three

10' 4" x 6' 2" ( 3.15m x 1.88m )

Having double glazed roof window, double glazed window to rear and radiator.

## Rear Garden

Having slabbed patio, grass lawns and access to outbuilding.

## Outbuilding

Having french doors to rear garden, roof windows, power and spotlights.









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**

Tenure: Freehold

**view this property online [connells.co.uk/Property/WSL316133](https://www.connells.co.uk/Property/WSL316133)**



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