



Connells

Harvest Grove
Walsall



Property Description

Offering spacious living accommodation arranged over three floors, this four-bedroom semi-detached family home is situated in a sought-after location within a cul- de sac and is well presented throughout. The property briefly comprises of entrance hall, guest cloakroom, fitted breakfast kitchen, lounge, conservatory, en-suite to master bedroom with dressing room, family bathroom, enclosed rear garden and driveway providing off road parking and EV charging point.

Entrance Hall

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

Guest Cloakroom

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

Fitted Breakfast Kitchen

17' 4" x 8' 3" (5.28m x 2.51m)

Attractive kitchen compromising of a range of fitted wall and base units with work-tops over, window to the front of the property. One and a half bowl sink and drainer with mixer tap, integrated oven and hob with extractor over, ceiling spotlights, integrated dishwasher, tiled splashback to worktop surround, GCH boiler, plumbing for washing machine, space for appliances, tiled floor and French doors to

Lounge

16' 2" max x 15' 3" max (4.93m max x 4.65m max)

Tastefully decorated living room, having radiator and French doors to.

Garden Room

A cavity brick and uPVC double glazed construction having french doors to rear garden.

First Floor

Landing

Having stairs rising to second floor, window to the side and doors to

Bedroom Three

12' 9" x 8' 4" (3.89m x 2.54m)

Having a double glazed window to the rear and radiator.

Bedroom Two

15' 4" x 9' 1" (4.67m x 2.77m)

Having two double glazed windows to the front and two radiators.

Bedroom Four

9' 7" x 6' 7" (2.92m x 2.01m)

Having a double glazed window to the rear and radiator.

Second Floor

Family Bathroom

Having bath with shower over, ceiling spotlights, WC, wash-hand basin, shaver point, heated towel rail and complementary tiling throughout.

Second Floor

Master Bedroom

13' 7" x 11' 4" (4.14m x 3.45m)

Having built-in walk-in wardrobe, window to the front, and radiator.

Dressing Area

9' 2" x 8' 1" max (2.79m x 2.46m max)

Spacious area with built in wardrobe, Velux window to the rear, radiator and door to:

Ensuite

Having window to the rear, walk-in shower cubicle, heated towel rail, WC, wash-hand basin, shaver point and complementary tiling.

Outside

To the rear of the property is an enclosed lawned garden with panel fencing, slabbed patio area. Garage suitable for storage with a separate Gym area, spotlight and electrical power points, potential to be used as a in home office / playroom.

To the front of the property is a driveway providing off road parking with tethered EV charging point.









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: B

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Tenure: Freehold



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