



**Connells**

Scott Road  
WALSALL



## Property Description

A fantastic opportunity to acquire this well maintained four bedroom semi-detached property situated in the sought after area of Park Hall offering spacious and versatile accommodation. The property in brief comprises two reception rooms, re-fitted breakfast kitchen, family bathroom, master bedroom with en-suite, enclosed rear garden, garage and ample off road parking.

## Access Via

A double glazed door opening into:

## Entrance Hall

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

## Front Reception Room

11' plus bay x 11' 11" into recess ( 3.35m plus bay x 3.63m into recess )

Having a double glazed bay window to front, radiator and double doors to:

## Rear Reception Room

18' 2" max x 11' 4" into recess ( 5.54m max x 3.45m into recess )

Having double glazed sliding patio doors to rear, feature fireplace and radiator.

## Refitted Breakfast Kitchen

14' 4" max x 12' 10" max ( 4.37m max x 3.91m max )

Having two double glazed windows to rear, a range of fitted wall and base units with worktops over, inset sink with drainer, integrated appliances to include, dishwasher fridge freezer. washing machine and tumble dryer, cooker point with extractor over, tiling to splash backs, gas boiler, radiator and double glazed door to side.

## First Floor

## Landing

Having a double glazed window to front, stairs rising to second floor, radiator and doors to:

## Bedroom Two

12' 5" x 9' 4" to wardrobe ( 3.78m x 2.84m to wardrobe )

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

## Bedroom Three

13' 4" into bay x 9' to wardrobe ( 4.06m into bay x 2.74m to wardrobe )

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

## Bedroom Four

18' 8" max x 8' 11" ( 5.69m max x 2.72m )

Leading to study having a double glazed window to rear, radiator, kitchen area having fitted base units and stainless steel sink and drainer.

## Study

11' 4" x 8' 10" ( 3.45m x 2.69m )

Having a double glazed window to front and radiator.

front and rear.

## Family Bathroom

Having a double glazed window to rear, free standing bath, walk in jacuzzi shower cubicle, vanity unit with wash hand basin, low level wc, heated towel rail, extractoe fan and complimentary tiling.

## Second Floor

### Master Bedroom

16' 5" max x 11' 3" to wardrobe ( 5.00m max x 3.43m to wardrobe )

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

### Ensuite

Having a double glazed window to rear, shower cubicl, low level wc, wash hand basin and complimentary tiling.

### Outside

To the rear of thew property is an enclosed lawned garden ith a slabbed patio area, planted boarders, cold water tap and oiutside light.

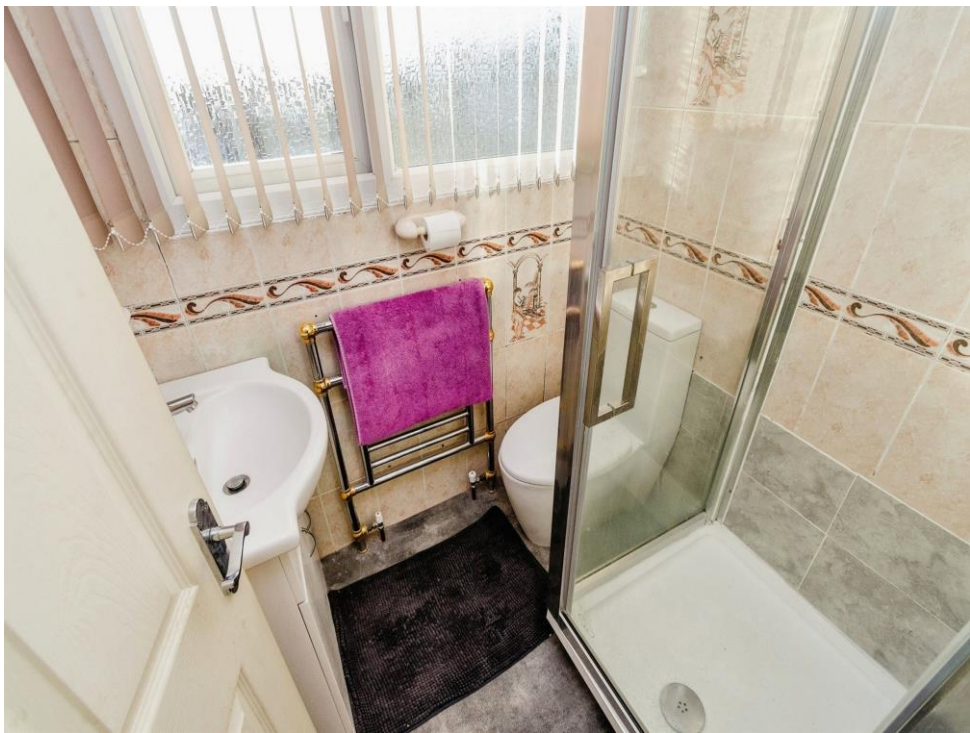
To the front of the property is a driveway providing ample off road paerking.

### Garage

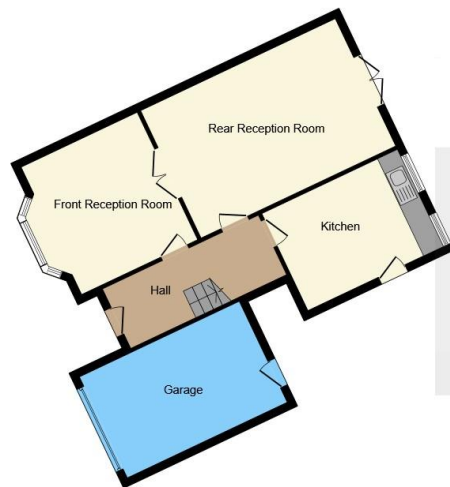
19' 1" x 8' 10" ( 5.82m x 2.69m )

Having electric and light point and doors to





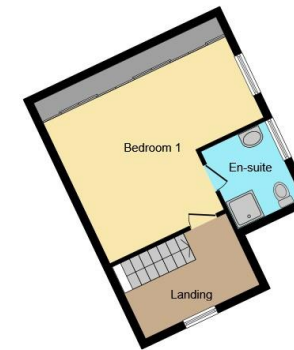




**Ground Floor**



**First Floor**



**Second Floor**

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/WSL316335](https://www.connells.co.uk/Property/WSL316335)**

Tenure: Freehold



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