



**Connells**

Bodmin Rise  
WALSALL



## Property Description

Connells are pleased to present this vacant four bedroom detached house in a popular residential location and being of vacant possession. In brief the property comprises of entrance hall, dining room, inner lobby, lounge, kitchen, conservatory, four bedrooms, bathroom, rear garden and garage.

## Access Via

A front door leading to:

## Entrance Hall

Having double glazed windows to the front and door to:

## Dining Room

13' 10" max x 9' 6" max ( 4.22m max x 2.90m max )

Having double glazed windows to the front, radiator, door to lobby area leading to garage and door to:

## Inner Lobby

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

## Lounge

15' max x 14' 10" max ( 4.57m max x 4.52m max )

Having sliding doors to conservatory, feature

fire place, radiator and wall lighting

## Kitchen

19' 4" max x 12' 4" max ( 5.89m max x 3.76m max )

Fitted kitchen having double glazed windows to the rear, wall and base units with work surfaces over, sink drainer, electric oven, hob with cooker hood over, integrated fridge freezer, radiator, breakfast bar, space and plumbing for appliances and door to:

## Conservatory

8' 6" x 7' 4" ( 2.59m x 2.24m )

Having windows to the rear, wall lighting and door to rear garden

## First Floor Landing

Having loft access, airing cupboard with gch boiler and radiator and doors to:

## Bedroom One

10' 4" max x 7' 6" max ( 3.15m max x 2.29m max )

Having double glazed windows to front, radiator, storage cupboard and ceiling fan light.

## Bedroom Two

13' 4" max x 9' 6" max ( 4.06m max x 2.90m max )

Having double glazed window to front and radiator

### Bedroom Three

11' 6" max x 8' 10" max ( 3.51m max x 2.69m max )

Having double glazed window to rear and radiator

### Bedroom Four

12' 8" into wardrobes x 11' 6" max ( 3.86m into wardrobes x 3.51m max )

Having double glazed windows to front, radiator, fitted wardrobes and ceiling fan light

### Bathroom

Having double glazed window to the side, shower cubicle, vanity unit with inset sink, wc, heated towel radiator, wall and base units, spotlights, extractor fan and tiling.

### Outside

To the front of the property is a tarmacadam driveway, gravel area and gated side access to rear.

To the rear of the property is a slabbed patio, grass lawns, green house, wooden shed and canal side views.

### Garage

16' 4" max x 7' 10" max ( 4.98m max x 2.39m max )

Having electric roller shutter door to front

### Agents Notes

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential time

frames involved.









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**

Tenure: Freehold

**view this property online [connells.co.uk/Property/WSL316394](http://connells.co.uk/Property/WSL316394)**



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