



Connells
01922 723 000
FOR SALE

Connells

Raymond Close
Walsall



Property Description

Connells are pleased to bring to market this extended three bedroom semi detached house situated within a quiet cul-de-sac location. In brief the property comprises of entrance hall, dining area, kitchen, lounge area, reception area, utility room, wc, landing area, three bedrooms, bathroom, garage, gated off road parking to the front and garden to rear.

Access Via

A front door leading into:

Entrance Hall

Having a double glazed window to the front, wall lighting, door to garage and door to:

Dining Area

12' 2" max x 11' 6" max (3.71m max x 3.51m max)

Having double glazed windows to front and side, radiator, gch boiler, stairs to first floor and opening to:

Kitchen

12' 8" x 5' 6" (3.86m x 1.68m)

Fitted kitchen having double glazed windows to the side, wall and base units with work surfaces over, stainless steel sink drainer, gas cooker point with cooker hood over and tiling.

Lounge Area

14' 2" max x 12' 2" max (4.32m max x 3.71m max)

Having gas fire place and opening to:

Rear Reception Area

12' 2" max x 7' 4" max (3.71m max x 2.24m max)

Having double glazed window to the rear, radiator, sliding door to rear garden and door to:

Utility Room

7' 4" max x 6' 10" max (2.24m max x 2.08m max)

Having a double glazed window to the rear, space and plumbing for appliances, wash hand basin, radiator, mirror wall unit, tiling and door to:

Wc

Having wc.

First Floor Landing

Having double glazed window to the front, loft access, radiator, airing cupboard for hot water tank and doors to:

Bedroom One

12' 6" max x 12' max (3.81m max x 3.66m max)

Having double glazed window to the rear and radiator

Bedroom Two

11' 8" max x 7' 6" max (3.56m max x 2.29m max)

Having double glazed window to the front and radiator

Bedroom Three

12' max x 7' 2" max (3.66m max x 2.18m max)

Having double glazed window to the rear and radiator

Bathroom

Having double glazed windows to the side, bath, shower cubicle, vanity unit with inset sink, wc, radiator, extractor fan, spotlights and tiling

Outside

To the front of the property is a gated slabbed driveway and gated side access.

To the rear of the property is a slabbed patio, grass lawns, water ponds and wooden storage sheds.

Garage

16' 6" max x 7' 6" max (5.03m max x 2.29m max)

Having electric roller shutter door to front, power lighting and door to entrance hall.









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/WSL316496

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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