



**Connells**

Lichfield Road  
Rushall WALSALL





## Property Description

Connells are pleased to present this immaculately presented three bedroom semi detached house, offering open plan living and situated within close proximity to local amenities and transport links. In brief the property comprises of entrance porch, entrance hall, shower room, open plan lounge, dining area, snug and kitchen, utility area, boiler room, garage store, landing area, three bedrooms, bathroom, off road parking to the fore and garden to the rear. There is no upward chain.

## Access Via

A front door leading into:

## Entrance Porch

Having double glazed windows to the front, wall lighting and door to:

## Entrance Hall

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

## Shower Room

Having walk in shower, vanity unit with inset sink,wc, heated towel radiator, extractor fan and tiling.

## Lounge Area

12' 4" into bay x 9' 10" max ( 3.76m into bay x 3.00m max )

Having double glazed bay windows to the front, media wall with shelving and feature fireplace, feature radiator and opening to:

## Kitchen Diner And Snug

17' 10" max x 17' 10" max ( 5.44m max x 5.44m max )

Modern fitted kitchen having double glazed window to the rear, base units with work surfaces over, feature shelving, double electric oven, induction hob with feature extractor fan over, integrated dishwasher and wine cooler, asterite sink drainer, breakfast bar with feature lighting over, feature radiator, french doors to rear garden and opening to:

## Utility Area

13' 6" max x 6' 4" max ( 4.11m max x 1.93m max )

Having base units with work surfaces over, asterite sink, integrated washing machine and tumble dryer, space for appliances, feature radiator, door to rear garden and door to:

## Boiler Room

11' 2" max x 7' 10" max ( 3.40m max x 2.39m max )

Having gch boiler, radiator, wall units and door to:

## Garage Store

8' 6" max x 6' max ( 2.59m max x 1.83m max )

Having up and over door, shelving and work

station.

grass lawns and wooden storage shed.

## First Floor Landing

Having double glazed window to the side, loft access and doors to:

### Bedroom One

12' 6" into bay x 11' 4" into wardrobes ( 3.81m into bay x 3.45m into wardrobes )

Having double glazed bay window to the front, fitted wardrobes, media wall, feature lighting and radiator

### Bedroom Two

11' 6" max x 11' max ( 3.51m max x 3.35m max )

Having double glazed window to the rear, fitted wardrobe and radiator.

### Bedroom Three

6' 10" x 6' ( 2.08m x 1.83m )

Having double glazed window to the front and radiator

## Bathroom

Having double glazed window to the rear, free standing bath with hand held shower, high rise wc, double wash hand basins with feature base unit, feature radiator, extractor fan and tiling.

## Outside

To the front of the property is a printed tarmacadam driveway for multiple vehicles.

To the rear of the property is slabbed patios,













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

**T 01922 721 000**  
**E walsall@connells.co.uk**

57-59 Bridge Street  
 WALSALL WS1 1JQ

**EPC Rating: E**

Tenure: Freehold

**view this property online [connells.co.uk/Property/WSL316486](http://connells.co.uk/Property/WSL316486)**



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