



Connells

Lichfield Road  
Rushall Walsall



## Property Description

Connells are pleased to present this spacious three bedroom detached situated in a popular residential area and close to local amenities and transport links. In brief the property comprises of entrance porch, entrance hall, lounge, three reception rooms, kitchen, three bedrooms, bathroom, separate wc, rear garden and garage.

### Access Via

A front door leading into:

### Entrance Porch

Having door to:

### Entrance Hall

Having stairs rising to first floor, radiators, door to rear garden and doors to:

### Lounge

21' max x 10' max ( 6.40m max x 3.05m max )

Having double glazed window to the rear, sliding door to rear garden, radiators and feature fireplace.

### Reception Room Two

15' 6" into bay x 13' 4" max ( 4.72m into bay x 4.06m max )

Having double glazed bay window to the front, radiator and feature fireplace.

### Reception Room Three

12' 4" into bay x 11' 8" max ( 3.76m into bay x 3.56m max )

Having double glazed bay window to side, french doors to rear garden, radiator and sport lights.

### kitchen

16' 2" max x 7' max ( 4.93m max x 2.13m max )

Fitted kitchen having double glazed window to the side, wall and base units with work surfaces over one and a half stainless steel sink drainer gas cooker point for range cooker, space and plumbing for appliances, gch boiler, serving hatch, radiator and tiling.

### First Floor

#### Landing

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

#### Bedroom One

17' 6" max x 15' 4" into bay ( 5.33m max x 4.67m into bay )

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

#### Bedroom Two

13' 4" max x 11' 6" into bay ( 4.06m max x 3.51m into bay )

Having single glazed bay window to the side,

radiator, wash hand basin and tiling.

### Bedroom Three

12' max x 10' max ( 3.66m max x 3.05m max )

Having double glazed window to the rear, radiator and feature fireplace.

### Bathroom

Having double glazed windows to side and rear, bath, shower cubicle, vanity unit with inset sink, radiators, storage cupboard and tiling.

### Separate Wc

Having single glazed window to side and wc.

### Outside

To the front of the property is a block paved driveway, gated side access and access to garage store.

To the rear of the property is patio area, pathway and grass lawns.

### Garage Store

16' 4" x 5' 6" ( 4.98m x 1.68m )

Having doors to front and rear.









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/WSL316517](http://connells.co.uk/Property/WSL316517)**

Tenure: Freehold



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