



**Connells**

Dartmouth Avenue  
WALSALL



## Property Description

Connells are pleased to bring to market this well maintained three bedroom detached family home. Conveniently located within close proximity to Walsall town centre and all the amenities, transport links and well regarded schools it provides. In brief the property comprises of entrance porch, hallway, lounge area, sitting room, dining area, kitchen, utility, guest wc, conservatory, first floor landing, master bedroom with ensuite, two further bedrooms, family bathroom, rear garden and off road parking to the fore.

## Access Via

A front door leading into:

## Entrance Porch

Having double glazed window to front and door to:

## Hall Way

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

## Sitting Room

16' 6" x 7' 10" ( 5.03m x 2.39m )

Having double glazed window to front, radiator and spotlights.

## Lounge Area

13' max x 10' 6" max ( 3.96m max x 3.20m max )

Having double glazed window to front, radiator, feature fireplace and opening into:

## Dining Area

9' 2" x 7' 6" ( 2.79m x 2.29m )

Having double glazed window to rear, radiator, french doors to conservatory and door to:

## Kitchen

9' 2" max x 8' 8" max ( 2.79m max x 2.64m max )

Fitted kitchen having double glazed window to rear, a range of wall and base units with work surfaces over, one and a half bowl stainless steel sink drainer, double oven, gas hob with cooker hood over, integrated dishwasher, radiator, spotlights and door to:

## Utility

4' 10" x 4' 6" ( 1.47m x 1.37m )

Having a range of wall and base units with work surfaces over, space and plumbing for appliances, housing gch boiler, door to rear garden and door to:

## Guest Wc

Having double glazed window to rear, wc, wash hand basin, radiator and spotlights

## Conservatory

9' 2" max x 8' 8" max ( 2.79m max x 2.64m max )

Having double glazed windows to side and rear and French doors to rear garden

## First Floor

### Landing

Having loft access and doors to:

### Master Bedroom

9' 2" max x 8' 6" max ( 2.79m max x 2.59m max )

Having double glazed window to rear, radiator, fitted wardrobes, over bed storage and door to:

### Ensuite To Master

Having double glazed window to front, shower cubicle, wash hand basin, wc, wall and base units, radiator, extractor fan and complimentary tiling.

### Bedroom Two

13' into recess x 8' 4" max ( 3.96m into recess x 2.54m max )

Having double glazed window to front, radiator, fitted wardrobes, over bed storage and dressing area.

### Bedroom Three

9' 6" max x 7' max ( 2.90m max x 2.13m max )

Having double glazed windows to rear, radiator, custom bed with storage, fitted wardrobes and over bed storage.

## Family Bathroom

Having double glazed windows to rear, bath with shower over, vanity unit with inset sink, wc, extractor fan, radiator and complimentary tiling.

### Outside

To the front of the property is a tarmacadam driveway and grass lawns.

To the rear of the property is a block paved patio area and grass lawns.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01922 721 000**  
**E [walsall@connells.co.uk](mailto:walsall@connells.co.uk)**

57-59 Bridge Street  
 WALSALL WS1 1JQ

**EPC Rating: D**

Tenure: Freehold

**view this property online [connells.co.uk/Property/WSL316625](http://connells.co.uk/Property/WSL316625)**



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WSL316625 - 0003