



**Connells**

Truro Road  
Walsall



## Property Description

Connells are pleased to present this spacious four bedroom detached property situated in a popular residential location and close to local amenities, transport links and schools. In brief the property comprises of entrance porch, hallway, lounge, kitchen diner, sitting room, wc and utility area, four bedrooms, family bathroom, internal garage, rear garden and gates driveway.

## Access Via

Front door leading into:

## Entrance Proch

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

## Hallway

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

## Lounge

20' 10" max x 13' 2" max ( 6.35m max x 4.01m max )

Having double glazed windows to front, gas fireplace, radiators and double doors to:

## Kitchen Diner

20' max x 11' 10" max ( 6.10m max x 3.61m max )

Newly Modern fitted kitchen having double

glazed window to the rear, a range of wall and base units with work surfaces over, stainless steel sink drainer, double electric oven, gas hob with cooker hood over, space for American style fridge freezer, Worcester Combi boiler, spotlights and bifolding doors to:

## Sitting Room

12' x 9' 4" ( 3.66m x 2.84m )

Having double glazed window to side and rear, double glazed roof windows, radiator, spotlights and french doors to rear garden.

## Wc And Utility

Having double glazed windows to rear, space and plumbing for appliances, wc, vanity unit with inset sink, radiator and complimentary tiling.

## First Floor Landing

Having double glazed window to side, loft access, airing cupboard with radiator and doors to:

## Bedroom One

13' 4" max x 11' 10" max ( 4.06m max x 3.61m max )

Having double glazed windows to front, radiators and fitted wardrobes.

## Bedroom Two

11' 10" max x 11' 10" max ( 3.61m max x 3.61m max )

Having double glazed window to rear, radiator and fitted wardrobes.

### Bedroom Three

10' 2" x 7' 10" ( 3.10m x 2.39m )

Having double glazed window to rear and radiator

### Bedroom Four

10' x 6' 4" ( 3.05m x 1.93m )

having double glazed window to front and radiator

### Family Bathroom

newly fitted bathroom having double glazed window to side, bath with shower over, double wash hand basins, mirror wall units, heated towel radiator, extractor fan and complimentary tiling.

### Outside

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

To the rear of the property is a slabbed patio, pergola, grass lawns, wooden storage shed and wooden fence paneling.

### Internal Garage

25' 6" into doorway x 8' max ( 7.77m into doorway x 2.44m max )

Having up and over door to front, power, lighting and door to rear garden.









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)

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/WSL316552](http://connells.co.uk/Property/WSL316552)**

Tenure: Freehold



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