



Connells

Hawbush Road
WALSALL



Property Description

Connells are excited to bring to market this immaculately presented three bedroom semi-detached house. Tastefully extended and finished to an exceptionally high standard, this property is conveniently located within close proximity to well-regarded schools, amenities and transport links. Briefly comprising of entrance porch, hallway, lounge, kitchen/diner, snug area, utility room, shower room, landing area, family bathroom, three spacious bedrooms, driveway, outbuilding to rear and front and rear gardens.

Approach Via

A block paved driveway, grass lawns, gated side access and front door leading to;

Entrance Porch

Having double glazed window to front and door to;

Hallway

Having double glazed window to side, radiator, stairs rising to first floor, understairs storage cupboard and doors to;

Lounge

15' 2" into bay x 14' 8" max (4.62m into bay x 4.47m max)

Having double glazed bay window to front, double glazed window to front, radiator and feature fire place.

Kitchen Diner

21' 4" max x 10' 2" max (6.50m max x 3.10m max)

Modern fitted kitchen having double glazed window to side, a range of wall and base units with work surfaces over, two electric ovens, stainless steel sink drainer with feature tap, integrated dishwasher, kitchen island having base units with work surfaces over, electric hob with feature cooker hood over, breakfast bar, feature lighting over, spotlights, feature radiator, door to utility room and opening to;

Snug Area

11' 4" max x 8' max (3.45m max x 2.44m max)

Having double glazed bifolding doors to rear garden, skylight, spotlights, feature radiator and media wall with feature fire place.

Utility Room

10' 4" max x 8' 6" max (3.15m max x 2.59m max)

Having space and plumbing for appliances with work surfaces over, doors to front and rear gardens and door to;

Shower Room

Having shower cubicle, wash hand basin, WC, heated towel radiator, extractor fan and complimentary tiling.

First Floor Landing

Having double glazed window to side, airing cupboard housing GCH boiler, loft access and doors to;

Having double glazed window to front, french doors to rear garden, power, lighting, electric heating and door to storage area.

Bedroom One

14' 6" in to doorway x 11' 10" in to wardrobes (4.42m in to doorway x 3.61m in to wardrobes)

Having double glazed window to front, radiator, fitted wardrobes and feature paneling.

Bedroom Two

14' 6" in to doorway x 10' 4" in to recess (4.42m in to doorway x 3.15m in to recess)

Having double glazed window to rear, radiator and shelving alcove.

Bedroom Three

9' 8" x 7' (2.95m x 2.13m)

Having double glazed window to front and radiator.

Family Bathroom

Having double glazed windows to side and rear, bath with handheld shower, WC, wash hand basin, mirror wall unit, feature radiator, shaver point, extractor fan, censored spotlights and complimentary tiling.

Rear Garden

Having decked terrace, block paved patio, grass lawns, feature pond and access to outbuilding.

Outbuilding

14' 6" x 7' 6" (4.42m x 2.29m)









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

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EPC Rating: C

Tenure: Freehold

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