



Connells

Barns Lane  
WALSALL



## Property Description

Viewing is essential to appreciate this well maintained three bedroom semi detached property situated within a convenient location close to transport links and local amenities. The property briefly comprises of entrance hall, open plan lounge/fitted kitchen, first floor bathroom, enclosed rear garden and off road parking.

## Access Via

A double glazed door opening into:

## Entrance Hall

Having stairs rising to first floor and door to:

## Open Plan Lounge/Kitchen

27' 8" plus bay x 15' 8" max ( 8.43m plus bay x 4.78m max )

Having a double glazed bay window to the front, two radiators, storage cupboard, double glazed french doors to the rear, cupboard housing GCH boiler with plumbing for washing machine.

Kitchen area having a double glazed window to the rear and side, a range of fitted wall and base units with work-tops over, one and a half bowl sink and drainer with mixer tap, integrated oven and hob with extractor over, tiling to splash-backs.

## First Floor

## Landing

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

## Bedroom One

13' 1" into bay x 9' 11" max ( 3.99m into bay x 3.02m max )

Having a double glazed bay window to the front.

## Bedroom Two

10' 8" x 8' 6" max ( 3.25m x 2.59m max )

Having a double glazed window to the rear and radiator.

## Bedroom Three

7' 5" x 7' 2" ( 2.26m x 2.18m )

Having a double glazed window to the rear.

## Bathroom

Having a double glazed window to the side, bath with electric shower over, low level wc, wash-hand basin and complementary tiling.

## Outside

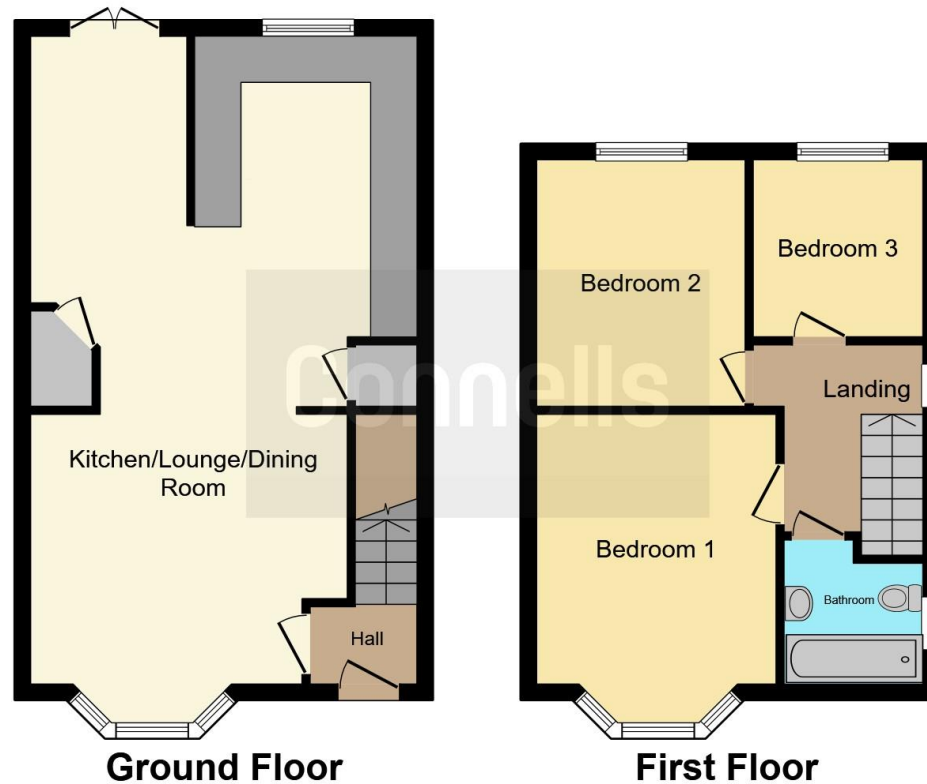
To the rear of the property is an extensive lawned garden with panel fencing, slabbed area, coldwater tap, shed and gate providing side access.

To the front of the property is a driveway providing off road parking.









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

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/WSL316652](http://connells.co.uk/Property/WSL316652)**

Tenure: Freehold



Awaiting Photograph

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.

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Property Ref: WSL316652 - 0005