



Connells

Britannia Road
WALSALL



Property Description

Early inspection is advised to appreciate this well presented three bedroom detached property offering spacious and extended accommodation situated in a convenient location close to transport links, schools and local amenities. The property briefly comprising of entrance hall, lounge, sitting room, fitted breakfast kitchen, guest cloakroom, utility room, ensuite to master bedroom, family bathroom, enclosed rear garden and off road parking.

Access Via

A double glazed door opening into:

Entrance Hall

Having radiator, door to inner hallway and doors to:

Guest Cloakroom

Having a double glazed window to side, wash hand basin, low level wc, radiator and tiled floor.

Utility Room

Having a double glazed window to side, gch boiler and plumbing for washing machine.

Fitted Breakfast Kitchen

20' 11" max x 11' 6" max (6.38m max x 3.51m max)

Having double glazed window to rear, a range of fitted wall and base units with work top over, cooker point, one and a half bowl sink and drainer with mixer tap, integrated dishwasher, space for appliances, breakfast bar, ceiling spotlights, tiling to splash backs, radiator, tiled floor with underfloor heating and door to:

Sitting Room

22' 5" max x 9' 7" max (6.83m max x 2.92m max)

Having double glazed french doors to rear, ceiling spotlights, radiator, under floor heating and door to:

Lounge

15' 10" into bay x 13' 4" max (4.83m into bay x 4.06m max)

Having a double glazed bay window to front, two radiators, understairs storage area and door to:

Inner Hallway

Having stairs rising to first floor

First Floor

Landing

Having loft access and doors to:

Bedroom One

11' 3" x 9' 10" (3.43m x 3.00m)

Having a double glazed window to front, fitted wardrobes, radiator and door to:

Ensuite

having a double glazed window to side, walk in shower cubicle, wash hand basin, low level wc, radiator and complimentary tiling.

Bedroom Two

11' 5" to wardrobe x 7' 9" (3.48m to wardrobe x 2.36m)

Having double glazed window to front, fitted wardrobes and radiator

Bedroom Three

10' 11" max x 7' 1" to wardrobe (3.33m max x 2.16m to wardrobe)

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

Bath Room

Having a double glazed window to rear, walk in shower cubicle, bath, wash handbasin, low level wc, extractor fan, ceiling spotlights, heated towel rail and complimentary tiling.

Outside

To the rear of the property is an enclosed lawned garden with mature trees, slabbed patio area, timber shed, cold water tap and gate providing side access.

To the front of the property is a driveway providing ample 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

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EPC Rating: C

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Tenure: Freehold



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