

Connells

The Parkway WALSALL

# The Parkway WALSALL WS4 1XB







## **Property Description**

Connells are pleased to present this immaculately presented and tastefully extended four bedroom detached family residence. Situated on a sought after residential estate and within close proximity to local amenities, well regarded schools and transport links. In brief the property comprises of entrance porch, hall, lounge, extended kitchen diner, study, utility room, guest wc, integral garage, first floor landing, master bedroom with ensuite, three further bedrooms, family bathroom, front garden with driveway and rear garden.

#### Access Via

A front door leading into:

#### **Entrance Porch**

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

#### **Entrance Hall**

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

## Lounge

15' 10" into bay  $\times$  13' 6" max ( 4.83m into bay  $\times$  4.11m max )

Having double glazed bay window to the front, radiators, infrared heater, wall lighting, feature fireplace and door to:

#### Kitchen Diner

19' 2" max x 18' 2" max ( 5.84m max x 5.54m max )

Modern fitted kitchen having double glazed bifolding doors to rear garden, a sky light, a range of wall and base units with work surfaces over, range cooker with cooker hood over, asterite sink drainer, space and plumbing for appliances, integrated dishwasher, island with base units and breakfast bar, understairs storage cupboard, spotlights, feature radiators, door to garage and doors to:

## Study

7' x 6' 4" ( 2.13m x 1.93m )

Having double glazed windows to rear, radiator and spotlights.

## Utility

7' 2" max x 6' 6" max ( 2.18m max x 1.98m max )

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

#### **Guest Wc**

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

## **First Floor Landing**

Having double glazed window to front, storage cupboard, loft access and doors to:

#### **Master Bedroom**

13' 6" into wardrobes x 12' 8" max ( 4.11m into wardrobes x 3.86m max )

Having double glazed windows to the front, radiator, built in wardrobes and door to:

#### **Ensuite To Master**

Having double glazed window to side, shower cubicle, vanity unit with inset sink, wc, heated towel radiator, mirror wall unit, shaver point and complimentary tiling

#### **Bedroom Two**

9' 6" x 8' 2" ( 2.90m x 2.49m )

Having double glazed window to rear and radiator

## **Bedroom Three**

8' 4" x 8' 4" ( 2.54m x 2.54m )

Having double glazed window to rear and radiator

## **Bedroom Four**

10' 10" x 8' 4" ( 3.30m x 2.54m )

Having double glazed window to front and radiator

## **Family Bathroom**

Having double glazed window to rear, bath with shower over, wash hand basin, wc, heated towel radiator, spotlights and complimentary tiling.

#### Outside

To the front of the property is a block paved driveway, grass lawns and gated side access.

To the rear of the property is a teared slabbed patio, feature fish pond with seating area, storage shed and wooden fence paneling.

## **Integral Garage**

16' x 8' 2" ( 4.88m x 2.49m )

Having up and over door, power and lighting and metres.



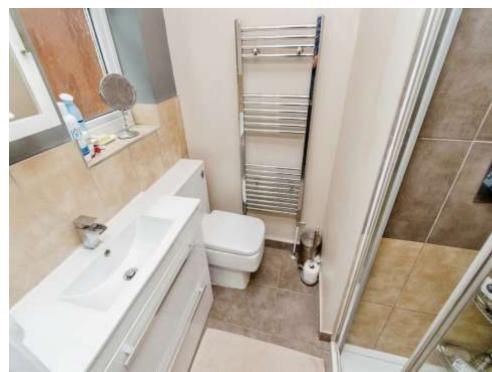














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To view this property please contact Connells on

T 01922 721 000 E walsall@connells.co.uk

57-59 Bridge Street
WALSALL WS1 1JQ
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