



Connells

Chestnut Street
Walsall



Property Description

Connells are pleased to bring to market this modern three bedroom end-terraced house located on a sought after modern residential estate in WS5. In brief the property comprises of entrance hall, lounge/diner, kitchen, guest WC, landing area, three bedroom, family bathroom, driveway to side and garden to rear. There is no upward chain.

Approach Via

A tarmacadam driveway and front door leading into;

Entrance Hall

Having radiator, understairs storage cupboard and doors to;

Kitchen

9' 6" x 8' 6" (2.90m x 2.59m)

Fitted kitchen having double glazed window to front, a range of wall and base units with work surface over, stainless steel sink/drainer, electric oven, gas hob with cooker hood over, space and plumbing for appliances, spotlights, extractor fan and housed GCH boiler.

Guest W.C

Having WC, wash hand basin, radiator, extractor fan and complimentary tiling.

Lounge/Diner

17' 8" max x 16' 10" max (5.38m max x 5.13m max)

Having double glazed window to rear, door to rear garden, radiators and electric fire place.

First Floor Landing

Having loft access, storage cupboard and doors to;

Bedroom One

14' 4" max x 9' into doorway (4.37m max x 2.74m into doorway)

Having double glazed window to front and radiator.

Bedroom Two

12' 2" x 9' (3.71m x 2.74m)

Having double glazed window to rear and radiator.

Bedroom Three

10' 4" max x 8' 10" max (3.15m max x 2.69m max)

Having double glazed window to front and radiator.

Family Bathroom

Having double glazed window to rear, bath with shower over, wash hand basin, WC, mirror wall unit, radiator, spotlights, extractor fan and complimentary tiling.

Rear Garden

Having gated side access, slabbed patio and grass lawns









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

To view this property please contact Connells on

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EPC Rating: B

view this property online connells.co.uk/Property/WSL316402

Tenure: Freehold



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: WSL316402 - 0002