



Connells

Wenlock Gardens  
WALSALL



## Property Description

This beautifully presented three bedroom detached property situated in a popular residential location and close to local amenities, transport links and schools. Viewings are highly recommended and in brief the property comprises of entrance hall, guest wc, kitchen, lounge, conservatory, master bedroom with ensuite, further two bedrooms, family bathroom, rear garden, driveway and garage.

## Access Via

A front door leading into:

## Entrance Hall

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

## Guest Wc

Having double glazed window to front, wc, wash hand basin, radiator and complimentary tiling

## Kitchen

9' 4" x 7' 8" ( 2.84m x 2.34m )

Modern fitted kitchen having double glazed window to front, a range of wall and base units with work surfaces over, electric oven, gas hob, integrated fridge freezer and dishwasher, space and plumbing for washing machine, sink drainer, spotlights and underfloor heating.

## Lounge

16' 7" x 15' ( 5.05m x 4.57m )

Having double glazed window to rear, radiators, storage cupboard and sliding doors to conservatory

## Conservatory

9' 6" x 9' 2" ( 2.90m x 2.79m )

Having double glazed windows to side and rear, electric heater, ceiling fan light and french doors to rear garden.

## First Floor Landing

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

## Master Bedroom

11' 8" max x 11' into wardrobes ( 3.56m max x 3.35m into wardrobes )

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

## Ensuite

Having double glazed window to front, feature shower cubicle, wash hand basin, wc, heated towel radiator, extractor fan and complimentary tiling

## Bedroom Two

11' x 7' 10" ( 3.35m x 2.39m )

Having double glazed window to rear and radiator

### Bedroom Three

8' x 6' 10" ( 2.44m x 2.08m )

Having double glazed window to rear and radiator

### Family Bathroom

Having double glazed window to side, bath, wash hand basin, wc, radiator, shaver point, extractor fan and complimentary tiling

### Outside

To the rear of the property is a decked terrace area, grass lawns, wooden storage shed and door to garage.

To the front of the property is a tarmacadam driveway, slabbed pathway and grass lawns.

### Garage

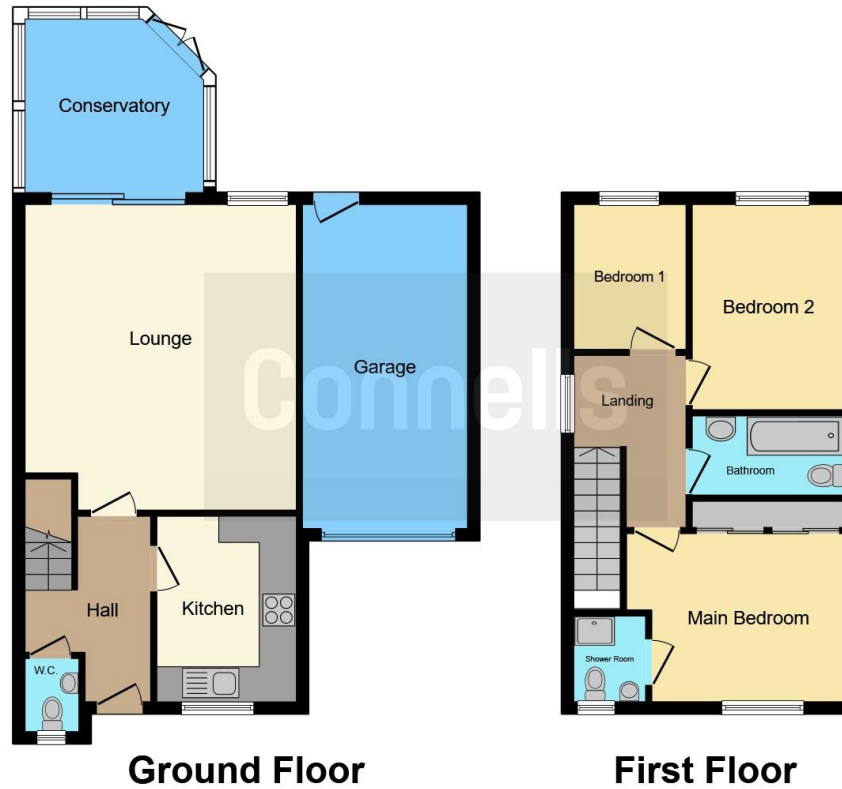
17' 8" x 8' 4" ( 5.38m x 2.54m )

Having up and over door, gch boiler, pitched roof storage, power lighting and door to rear garden









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/WSL316796](http://connells.co.uk/Property/WSL316796)**

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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