



**Connells**

Burnside Gardens  
Walsall



## Property Description

Connells are pleased to present this immaculately presented and tastefully extended three bedroom terraced house, located within the ever sought after Park Hall estate and offering all of the local amenities, schools and transport links this provides. In brief the property comprises of entrance porch, lounge, modern fitted kitchen diner, extended reception room, landing area, three bedrooms, shower room, front and rear gardens, garage and off road parking.

## Access Via

A front door opening into:

## Entrance Porch

Having double glazed windows to front and side, storage cupboard and door to:

## Lounge

14' x 13' 2" ( 4.27m x 4.01m )

Having double glazed bow window to front, storage cupboard, feature radiators, door to stairs to first floor and door to:

## Kitchen

15' 8" x 10' 4" ( 4.78m x 3.15m )

Modern fitted kitchen having a range of wall and base units with work surfaces over, sink drainer, integrated appliances including dishwasher, washer and dryer, fridge freezer, microwave, double electric oven, induction hob with cooker hood over, feature radiators,

spotlights, complimentary tiling and door to:

## Rear Reception Room

12' 6" x 10' 6" ( 3.81m x 3.20m )

Having double glazed window to side, double glazed roof windows, spotlights, feature radiator and bifolding doors to rear garden.

## First Floor Landing

Having loft access and doors to:

## Bedroom One

14' 4" x 9' 8" ( 4.37m x 2.95m )

Having double glazed window to front, fitted wardrobes and radiator.

## Bedroom Two

11' 2" x 5' 10" ( 3.40m x 1.78m )

Having double glazed window to front, fitted wardrobes and radiator

## Bedroom Three

9' 10" into doorway x 9' 8" into wardrobes ( 3.00m into doorway x 2.95m into wardrobes )

Having double glazed windows to rear, built in wardrobes and radiator

## Shower Room

Having double glazed window to rear, walk in shower, vanity unit with inset sink, wc, heated towel radiator, extractor fan, spotlights and complimentary tiling

## Outside

To the rear of the property is a slabbed patio, synthetic lawn, gravel area, decked terrace area with bar, summer house, storage shed and wooden fence panels.

To the front of the property is a grass lawn and slabbed pathway leading to property

## Garage

Being in a separate block with up and over door and parking space to fore.









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: Awaited**

Tenure: Freehold

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