



**Connells**

St. Quentin Street  
Walsall



## Property Description

Connells are pleased to present this modern style four bedroom end town house situated within close proximity to Walsall town centre and all of the amenities, well regarded schools and transport links this provides. Benefiting from no upward chain. In brief the property comprises of entrance hall, guest wc, open plan lounge / kitchen, first floor landing, two double bedrooms, family bathroom, second floor landing, two further double bedrooms, one benefiting from an ensuite, driveway, garage, front and rear gardens.

## Access Via

A front door leading into:

## Entrance Hall

Having double glazed windows to front, stairs rising to first floor, radiator and doors to:

## Guest Wc

Having double glazed window to the front, wash hand basin, wc, gch boiler, radiator, spotlights and extractor fan

## Open Plan Lounge / Kitchen

26' 4" x 12' 4" ( 8.03m x 3.76m )

Fitted kitchen having bifolding doors to rear garden, a range of wall and base units with work surfaces over, integrated appliances including dishwasher, washing machine and fridge freezer, one and a half bowl stainless

steel sink drainer, gas cooker point for range cooker with cooker hood over, spotlights, extractor fan, understairs storage cupboard and lounge area.

## First Floor Landing

Having radiator, stairs to second floor and doors to;

## Bedroom Four

13' 8" x 12' 4" ( 4.17m x 3.76m )

Having double glazed windows to the rear and radiators

## Bedroom Three

12' 4" into wardrobes x 10' 10" into doorway ( 3.76m into wardrobes x 3.30m into doorway )

Having double glazed windows to front, fitted wardrobes and radiator

## Family Bathroom

Having bath with shower over, wash hand basin, wc, heated towel radiator, shaver point, spotlights, extractor and complimentary tiling.

## Second Floor Landing

Having airing cupboard housing hot water tank, loft access and doors to:

## Bedroom Two

12' 4" max x 11' into doorway ( 3.76m max x 3.35m into doorway )

Having double glazed Juliet balcony to front, fitted wardrobes and radiator

### Master Bedroom

13' 8" max x 12' 6" into wardrobes ( 4.17m max x 3.81m into wardrobes )

Having double glazed windows to the rear, fitted wardrobes, radiator and door to:

### Ensuite To Master

Having shower cubicle, wash hand basin, wc, heated towel radiator, mirror wall unit, shaver point, spotlights, extractor fan and complimentary tiling

### Outside

To the front of the property is a tarmacadam driveway, grass lawn, slabbed pathway and gated side access,

To the rear of the property is a slabbed patio and grass lawns.

### Garage

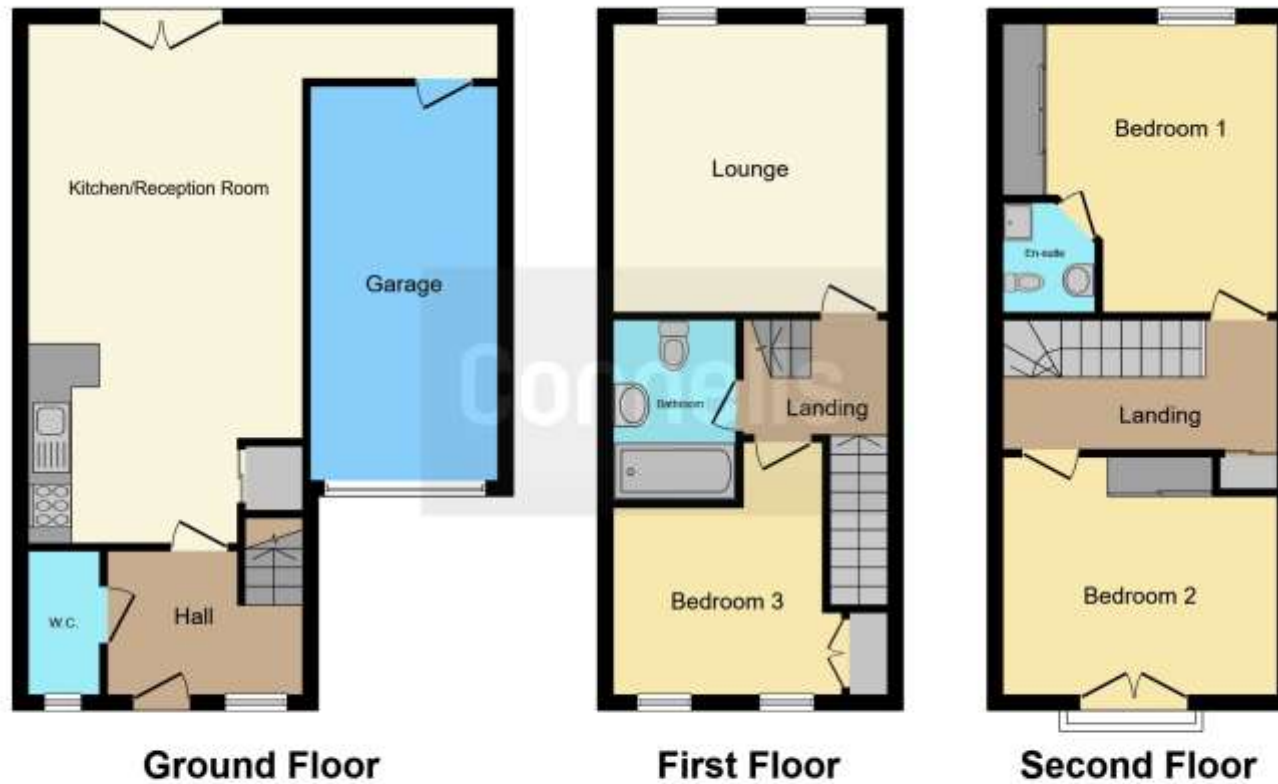
18' 2" max x 9' max ( 5.54m max x 2.74m max )

Having up and over door, 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

**T 01922 721 000**  
**E [walsall@connells.co.uk](mailto:walsall@connells.co.uk)**

57-59 Bridge Street  
 WALSALL WS1 1JQ

**EPC Rating: Awaited**

Tenure: Freehold

**view this property online [connells.co.uk/Property/WSL316773](http://connells.co.uk/Property/WSL316773)**



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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WSL316773 - 0002