



Connells

Broadway North  
Walsall



## Property Description

An ideal opportunity to purchase this extended five bedroom detached residence conveniently positioned close to transport links and local amenities, offering spacious living accommodation and briefly comprising of porch entrance, reception hall, sitting room, dining room, fitted breakfast kitchen, ground floor shower-room, en-suite to master bedroom, two first floor bathrooms, enclosed rear garden, garage and driveway providing ample off road parking.

## Access Via

Porch Entrance with further door to:

## Entrance Hall

Having radiator, stairs rising to first floor, window to the side and doors to:

## Lounge

13' 11" into bay x 11' 11" ( 4.24m into bay x 3.63m )

Having a double glazed bay window to the front and radiator.

## Dining Room/Sitting Room

25' 1" max x 11' 11" ( 7.65m max x 3.63m )

Having double glazed french doors to the rear, two radiators, wall light points and feature fireplace.

## Fitted Breakfast Kitchen

21' 5" x 10' 10" max ( 6.53m x 3.30m max )

Having a double glazed window to the rear, a range of fitted wall and base units with work-tops over, cooker point with extractor over, one and a half bowl sink and drainer, plumbing for dishwasher, breakfast bar, radiator, tiled floor and door to:

## Side Hallway

Having doors to:

## Storage Room

10' 9" x 7' 4" ( 3.28m x 2.24m )

Having double glazed window and door to the rear, radiator and tiled floor.

## Shower Room

Having walk-in shower cubicle, low level wc, heated towel rail, extractor fan and tiled floor.

## First Floor

## Landing

Having doors to:

## Bedroom One

25' max x 12' max ( 7.62m max x 3.66m max )

Having a double glazed window to the rear, two radiators, fitted wardrobes and door to:

## En-Suite

Having walk-in shower cubicle, wash-hand basin, low level wc, heated towel rail and tiled floor.

## Bedroom Two

14' 8" into bay x 11' 11" into wardrobe ( 4.47m into bay x 3.63m into wardrobe )

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

## Bedroom Three

14' 3" x 7' 7" ( 4.34m x 2.31m )

Having a double glazed window to the front.

## Bedroom Four

13' 5" x 7' 5" ( 4.09m x 2.26m )

Having a double glazed window to the rear, radiator and laminate flooring.

## Bedroom Five

9' x 7' 2" ( 2.74m x 2.18m )

Having a double glazed window to the front, fitted wardrobe and radiator.

## Family Bathroom

Having a double glazed window to the rear, bath, wash-hand basin, low level wc, radiator, complementary tiling and tiled floor.

## Second Bathroom

Having bath, low level wc, wash-hand basin and heated towel rail.

## Outside

To the rear of the property is an enclosed garden having slabbed patio area, lawned area, mature trees and shrubs, panel fencing, outbuilding and gate providing side access.

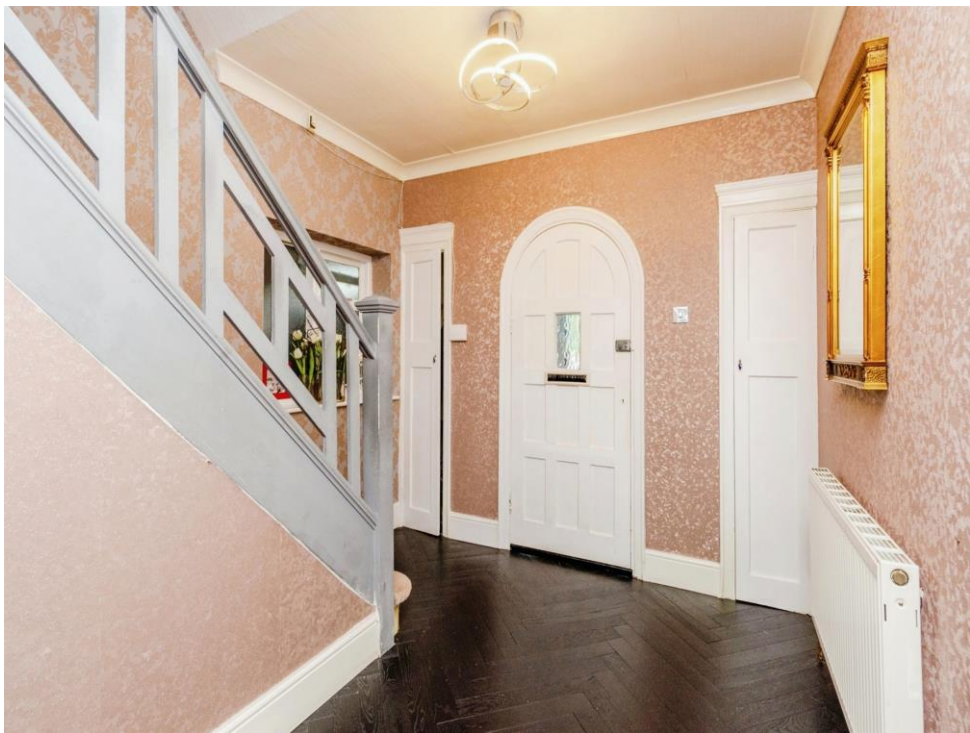
To the front of the property is a gated block paved driveway providing ample off road parking for several vehicles.

## Garage

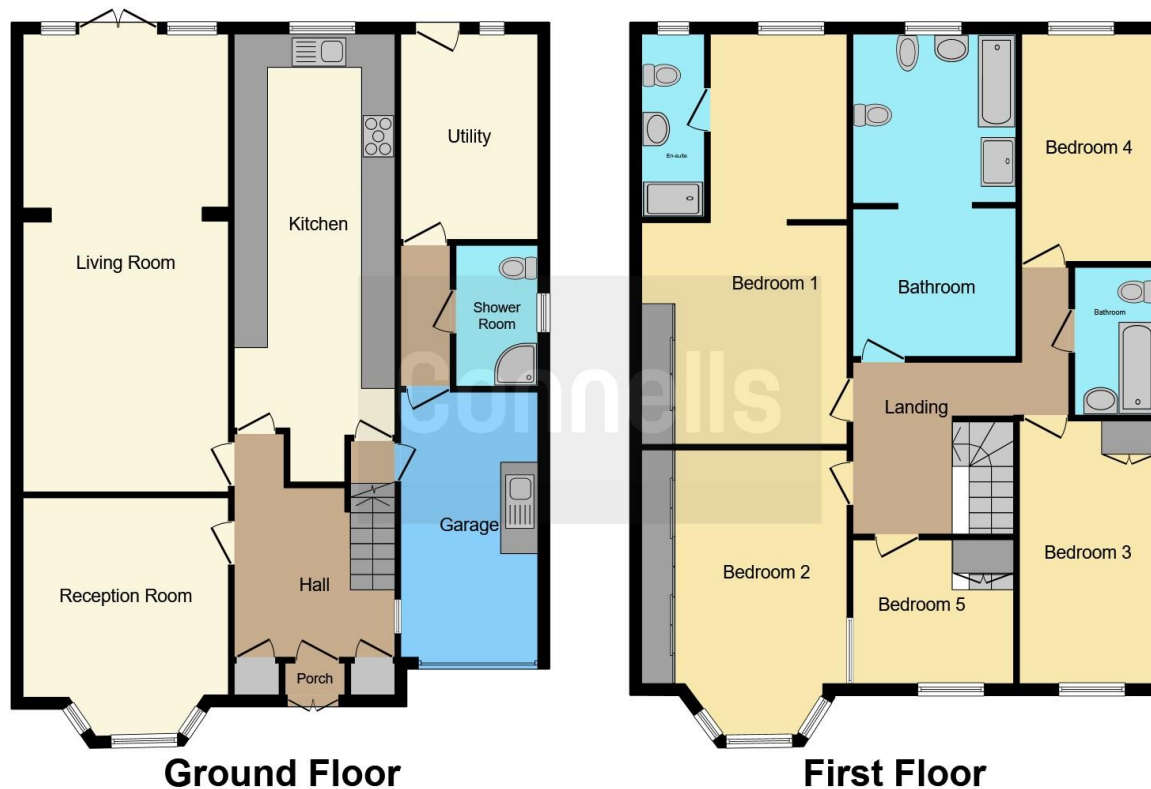
20' 6" x 7' 8" ( 6.25m x 2.34m )

Having up and over door, light and power points, water tank and plumbing for washing machine.









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: D**

**view this property online [connells.co.uk/Property/WSL317017](http://connells.co.uk/Property/WSL317017)**

Tenure: Freehold



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