



**Connells**

Thatchwood Close  
Pelsall Walsall



# Thatchwood Close Pelsall Walsall WS3 4AR

for sale offers over  
**£420,000**



## Property Description

An immaculately presented four bedroom detached property within a sought after location offering spacious living accommodation and briefly comprising of entrance hall, lounge, fitted breakfast kitchen, guest cloakroom, sitting room, first floor family bathroom, en-suite to master bedroom, enclosed rear garden and driveway providing off road parking.

### Entrance Hall

Having stairs rising to first floor, vertical radiator, tiled floor and door to:

### Lounge

17' 8" into bay x 11' 7" max ( 5.38m into bay x 3.53m max )

Having a double glazed bay window to front, radiator, tiled floor and door to:

### Fitted Breakfast Kitchen

23' 5" max x 11' 8" max ( 7.14m max x 3.56m max )

Having a double glazed window and bifold doors to rear, a range of fitted wall and base units with work tops over, Belfast sink, cooker point with extractor over, built in washer/dryer, tiling to splash backs, breakfast bar, vertical radiator and doors to:

### Guest Cloakroom

Having low level wc, wash hand basin and radiator

### Sitting Room

16' x 7' 6" ( 4.88m x 2.29m )

Having a double glazed window to front and vertical radiator

### First Floor

### Landing

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

### Bedroom One

13' 8" plus bay x 11' 7" max ( 4.17m plus bay x 3.53m max )

Having a double glazed bay window to front, fitted wardrobes, radiator and doors to:

### Ensuite

Having double glazed window to front, walk in shower, wash hand basin, low level wc, heated towel rail and complimentary tiling.

### Bedroom Two

14' 5" max x 8' 2" ( 4.39m max x 2.49m )

Having a double glazed window to rear, built in wardrobe and radiator

### Bedroom Three

13' 7" x 7' 9" max ( 4.14m x 2.36m max )

Having a double glazed window to front and radiator

## Bedroom Four

12' 1" max x 7' 11" ( 3.68m max x 2.41m )

Having a double glazed window to rear, built in wardrobe and radiator

## Family Bathroom

Having double glazed window to rear, bath, wash hand basin, low level wc, walk in shower cubicle, heated towel rail and complimentary tiling.

## Outside

To the rear of the property is an enclosed lawned garden with panel fencing, slabbed patio area and gate providing side access.

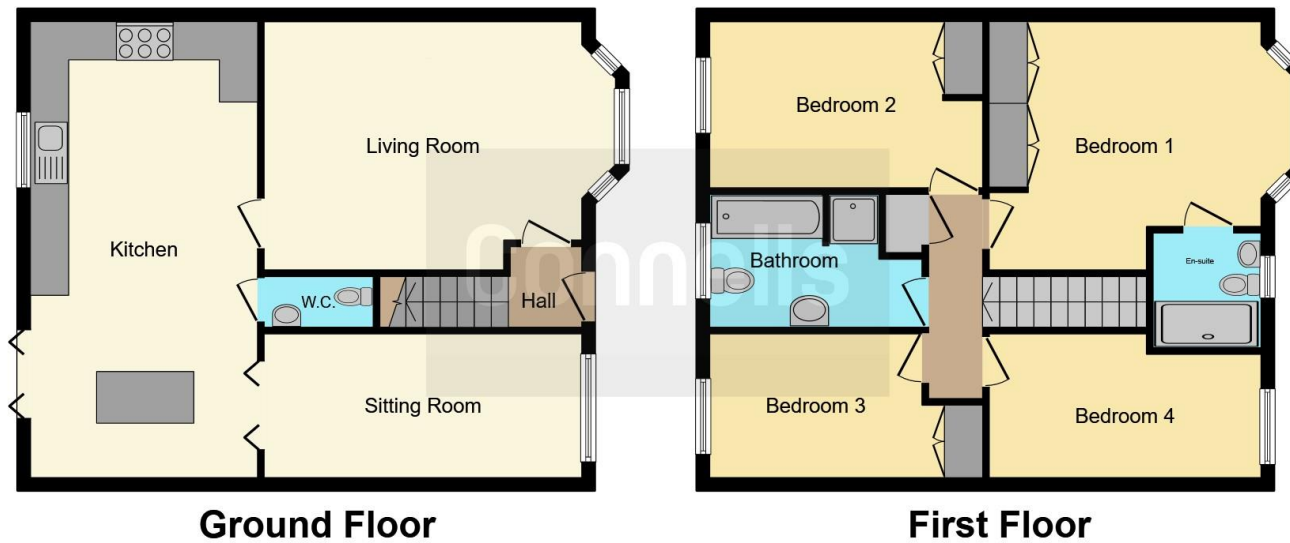
To the front of the property is a driveway providing off road parking.











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)

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

57-59 Bridge Street  
 WALSALL WS1 1JQ

**EPC Rating: B**

Tenure: Freehold

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