



Connells

Star Close  
Walsall



### Property Description

**\*SHOWHOME CONDITION\*** A fantastic opportunity to purchase this immaculately presented mid-terrace property situated within a cul-de-sac location and briefly comprising of porch entrance, reception hall, fitted kitchen/diner, lounge, conservatory, guest cloakroom, three bedrooms, first floor shower-room, low maintenance rear garden and off road parking.

### Access Via

Porch Entrance having storage cupboard and double glazed door to:

### Reception Hall

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

### Guest Cloakroom

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

### Fitted Kitchen/Diner

18' 1" x 9' 3" ( 5.51m x 2.82m )

Having a double glazed bow window to the front, a range of fitted wall and base units with work-tops over, integrated appliances to include high level double oven, hob with extractor over, dishwasher, washing machine, dryer and fridge, stainless steel sink and drainer with mixer tap, tiling to splash-backs and radiator.

### Lounge

15' 8" x 10' 9" ( 4.78m x 3.28m )

Having double glazed doors to conservatory, laminate flooring and radiator.

### Conservatory

15' x 10' 1" ( 4.57m x 3.07m )

Being a brick and uPVC double glazed construction having radiator, laminate flooring and double glazed door to rear garden.

## First Floor

### Landing

Having storage cupboard, loft access point, cupboard housing GCH boiler and doors to:

### Bedroom One

12' 7" x 9' 5" ( 3.84m x 2.87m )

Having a double glazed window to the rear, built-in wardrobe, radiator and laminate flooring.

### Bedroom Two

12' 6" x 9' 6" ( 3.81m x 2.90m )

Having a double glazed window to the front, built-in wardrobe, radiator and laminate flooring.

### Bedroom Three

9' 8" x 6' ( 2.95m x 1.83m )

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

### Shower-Room

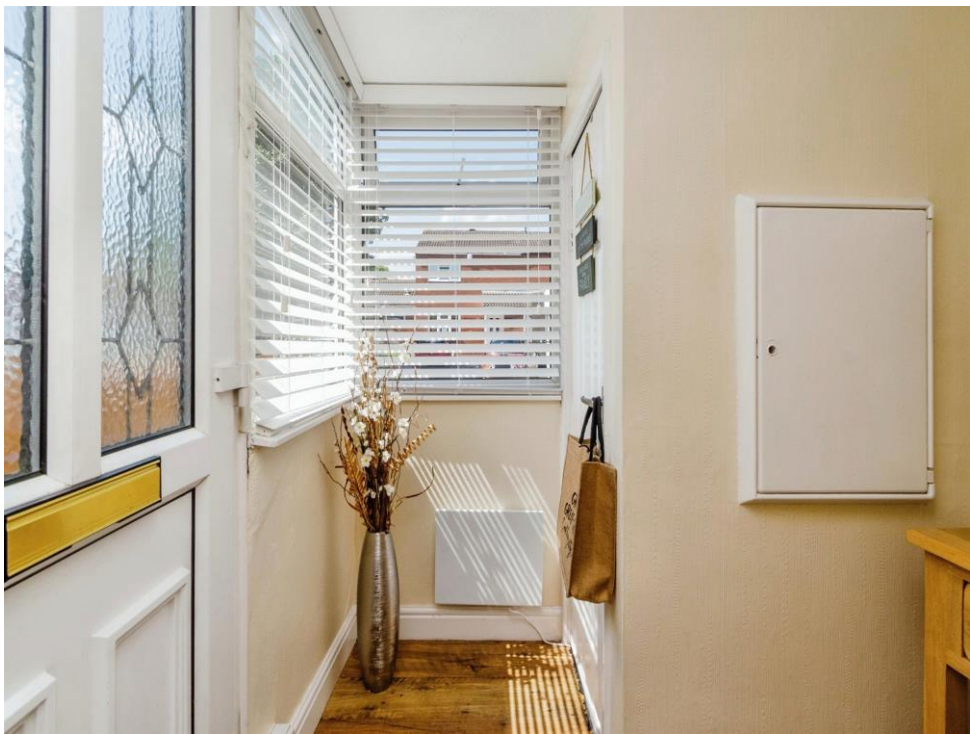
Having a double glazed window to the front, walk-in shower cubicle with electric shower, wash-hand basin, low level wc and radiator.

### Outside

To the rear of the property is a well presented low maintenance paved garden having planted and shrub borders, panel fencing and garden shed.

To the front of the property is a block-paved 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)

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: C**

**view this property online [connells.co.uk/Property/WSL317086](http://connells.co.uk/Property/WSL317086)**

Tenure: Freehold



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: WSL317086 - 0002