



Connells

Drayman Close
Walsall



Property Description

Early inspection is advised to fully appreciate this well presented modern three storey four bedroom mid townhouse offering spacious living accommodation and situated in a secluded cul-de-sac forming part of an exclusive housing development in Highgate. The property is conveniently located close to a range of reputable schools and well placed for easy access within walking distance to transport links including the train station, shopping and a range of leisure activities. Junctions 7 and 9 of the M6 are close by and give an excellent gateway to the surrounding areas. The property benefits from No Upward Chain and briefly comprises of generous sized lounge with dining area, ground floor shower-room, family bathroom, fitted kitchen diner, en-suite to master bedroom, enclosed rear garden, integral garage and off road parking.

Access Via

A double glazed door opening into:

Entrance Hall

Having stairs rising to first floor, radiator, storage cupboard, door to garage, rear garden and doors to:

Shower-Room

Having a double glazed window to the rear, walk-in shower cubicle, wash-hand basin, low level wc, radiator and ceiling spotlights.

Bedroom Four

11' 11" x 6' 8" (3.63m x 2.03m)

Having a double glazed window to the rear, radiator and ceiling spotlights.

First Floor

Landing

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

Fitted Breakfast Kitchen

18' 5" x 7' (5.61m x 2.13m)

Having two double glazed windows to the rear, a range of fitted wall and base units with work-tops over, stainless steel sink and drainer, integrated oven and hob with extractor over, space for appliances, plumbing for washing machine, tiling to splash-backs, radiator and ceiling spotlights.

Lounge

18' 4" max x 18' 5" max (5.59m max x 5.61m max)

Having two double glazed windows to the front, two radiators and feature fireplace with living flame gas fire.

Second Floor

Landing

Having loft access point, airing cupboard, radiator and doors to:

Master Bedroom

12' max x 13' max (3.66m max x 3.96m max)

Having a double glazed window to the front, fitted wardrobes, radiator and door to:

En-Suite

Having walk-in shower cubicle, low level wc, wash-hand basin, radiator, shaver point and ceiling spotlights.

Bedroom Two

11' 8" x 10' 3" (3.56m x 3.12m)

Having a double glazed window to the rear, fitted wardrobes, radiator and ceiling spotlights.

Bedroom Three

7' 3" x 8' 1" (2.21m x 2.46m)

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

Bathroom

Having a double glazed window to the front, bath with shower mixer, low level wc, wash-hand basin, radiator, shaver point and ceiling spotlights.

Outside

To the rear of the property is an enclosed lawned garden with mature shrub borders, slabbed patio area, gate for side access and coldwater tap.

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

Garage

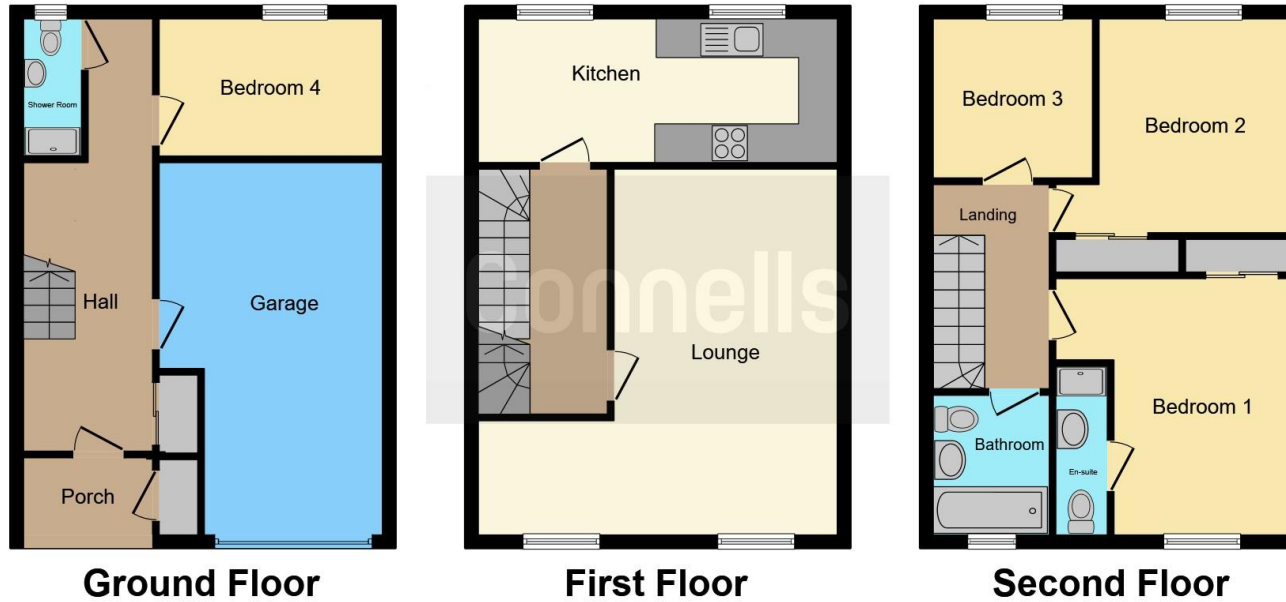
18' 4" x 11' 4" max (5.59m x 3.45m max)

Having up and over door, electric and light points.









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

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EPC Rating: C

Tenure: Freehold

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