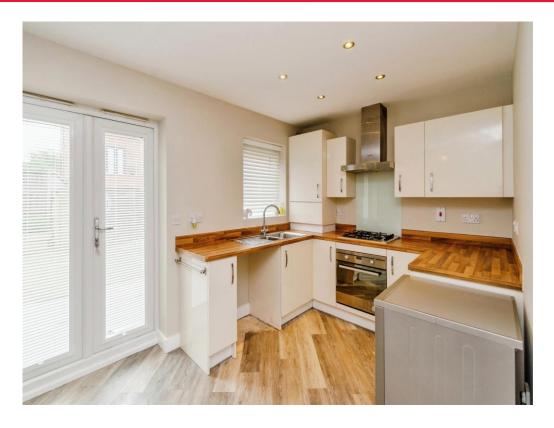


Connells

Silver Court Gardens Brownhills Walsall

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Property Description

A perfect opportunity to purchase this immaculately presented modern style three storey end townhouse in a cul-de-sac location benefiting from remaining NHBC warranty and No Upward Chain, The property briefly comprises of entrance hall, lounge, fitted kitchen/diner, guest cloakroom, three bedrooms, en-suite to master bedroom, dressing room, family bathroom, enclosed rear garden and off road parking.

Access Via

A composite front door opening into:

Entrance Hall

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

Lounge

14' 11" into bay x 9' 11" (4.55m into bay x 3.02m)

Having a double glazed bay window to the front, under-stairs storage cupboard, radiator and door to:

Fitted Kitchen/Diner

13' 2" max x 11' 10" max (4.01m max x 3.61m max)

Having a double glazed window to the rear, french doors to rear garden, a range of fitted wall and base units with work-tops over, stainless steel sink and drainer, integrated oven and hob, space for appliances, plumbing

for washing machine, radiator and GCH boiler.

Guest Cloakroom

Having low level wc, wash-hand basin and radiator.

First Floor

Landing

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

Bedroom Two

7' 10" x 13' 4" (2.39m x 4.06m)

Having two double glazed windows to the rear and radiator.

Bedroom Three

8' 10" x 6' 1" (2.69m x 1.85m)

Having a double glazed window to the front and radiator.

Family Bathroom

Having bath, wash-hand basin, low level wc, ceiling spotlights, complementary tiling and radiator.

Second Floor

Master Bedroom

13' 3" max x 13' 4" max (4.04m max x 4.06m max)

Having a double glazed window to the front, storage cupboard, radiator, door to dressing room and ensuite.

Dressing Room

10' 8" restricted head height x 7' (3.25m restricted head height x 2.13m)

Having fitted wardrobes, skylight, radiator and storage cupboard.

En-Suite

Having a walk-in shower cubicle, low level wc, wash-hand basin, heated towel rail and ceiling spotlights.

Outside

To the rear of the property is an enclosed garden having slabbed patio area, artificial lawned area, gate providing side access, shed, coldwater tap and outside lighting.

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









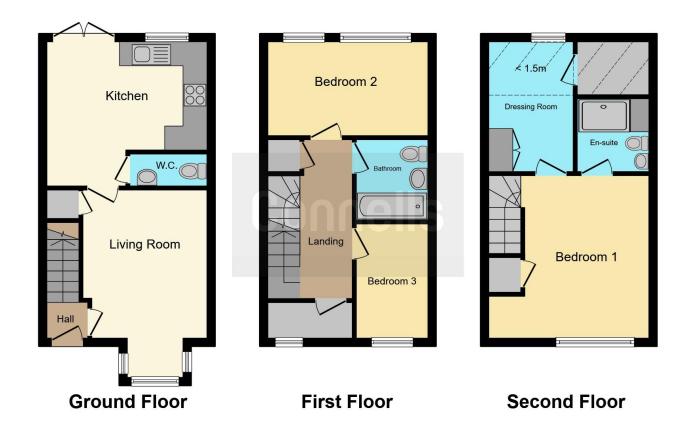








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view this property online connells.co.uk/Property/WSL317134

EPC Rating: B



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.

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