



Connells

Silver Court Gardens
Brownhills Walsall



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 fore-garden and 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

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EPC Rating: B

Tenure: Freehold

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