



**Connells**

Mentor Close  
Walsall



## Property Description

A beautifully presented detached family home offering spacious living accommodation situated within a modern development and well placed for easy access to transport links, local amenities and leisure activities. Benefiting from remaining Builders NHBC warranty, the property briefly comprises of reception hall, generous sized lounge, fitted breakfast kitchen with dining area, guest cloakroom, first floor family bathroom, ensuite to master bedroom, three double bedrooms, enclosed landscaped rear garden with insulated office/garden room, driveway providing off road parking.

## Entrance Hall

Having stairs rising to first floor, radiator, laminate flooring, storage cupboard and doors to:

## Guest Cloakroom

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

## Lounge

15' 9" x 11' 9" ( 4.80m x 3.58m )

Having double glazed french doors to rear garden, storage cupboard, double glazed window to the front, radiator and laminate flooring.

## Fitted Breakfast Kitchen

15' 8" x 9' 3" ( 4.78m x 2.82m )

Having double glazed windows to front and rear, a range of fitted wall and base units with work-tops over, integrated oven and hob with extractor over, integrated fridge/freezer, plumbing for washing machine, sink and drainer, cupboard housing GCH boiler, ceiling spotlights, radiator and laminate flooring.

## First Floor

## Landing

Having a double glazed window to the rear, loft access point, cupboard housing water tank and doors to:

## Bedroom One

11' 5" max x 10' 5" ( 3.48m max x 3.17m )

Having a double glazed window to the front, radiator, built-in wardrobes and door to:

## En-Suite

Having a double glazed window to the rear, walk-in shower cubicle, wash-hand basin, low level wc, heated towel rail and shaver point.

## Bedroom Two

11' 9" max x 9' ( 3.58m max x 2.74m )

Having a double glazed window to the front and radiator.

### Bedroom Three

11' 9" x 6' 4" ( 3.58m x 1.93m )

Having a double glazed window to the rear and radiator.

### Family Bathroom

Having a double glazed window to the front, bath with shower attachment, wash-hand basin, low level wc, heated towel rail, complementary tiling and ceiling spotlights.

### Outside

To the rear of the property is an enclosed landscaped garden having lawned area, slabbed patio area, panel fencing, coldwater tap, lights, gate providing side access and fully insulated office/garden room with light, power points and laminate flooring.

To the front of the property is a lawned fore-garden and 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

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**EPC Rating: B**

Tenure: Freehold

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