



Connells

Rough Brook Road
Rushall Walsall



Property Description

This well presented three bedroom end terraced property is situated in a cul-de-sac location and is an ideal opportunity for first time buyers. The property comprises of entrance hall, lounge, kitchen, downstairs wc, first floor landing, three bedrooms, family bathroom, allocated parking and rear garden.

Access Via

A front door leading into:

Entrance Hall

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

Lounge

14' 10" max x 14' 6" max (4.52m max x 4.42m max)

Having double glazed window to the rear, understairs cupboard, radiator and double doors to rear garden

Kitchen

10' 3" x 7' 3" (3.12m x 2.21m)

Having double glazed window to front, wall and base units with work surfaces over, integrated oven, gas hob and cooker hood, space for appliances and plumbing, stainless steel sink drainer, boiler cupboard and spotlights.

Downstairs Wc

Having double glazed window to the front, wc, vanity unit with inset sink and radiator

First Floor

Landing

Having airing cupboard, loft access with ladders and doors to:

Bedroom One

7' 9" x 9' 6" (2.36m x 2.90m)

Having double glazed window to the front, fitted wardrobe and radiator

Bedroom Two

7' 9" max x 12' 2" max (2.36m max x 3.71m max)

Having double glazed window to the rear, fitted wardrobe and radiator

Bedroom Three

7' 4" x 6' 6" (2.24m x 1.98m)

Having double glazed window to the rear and radiator

Family Bathroom

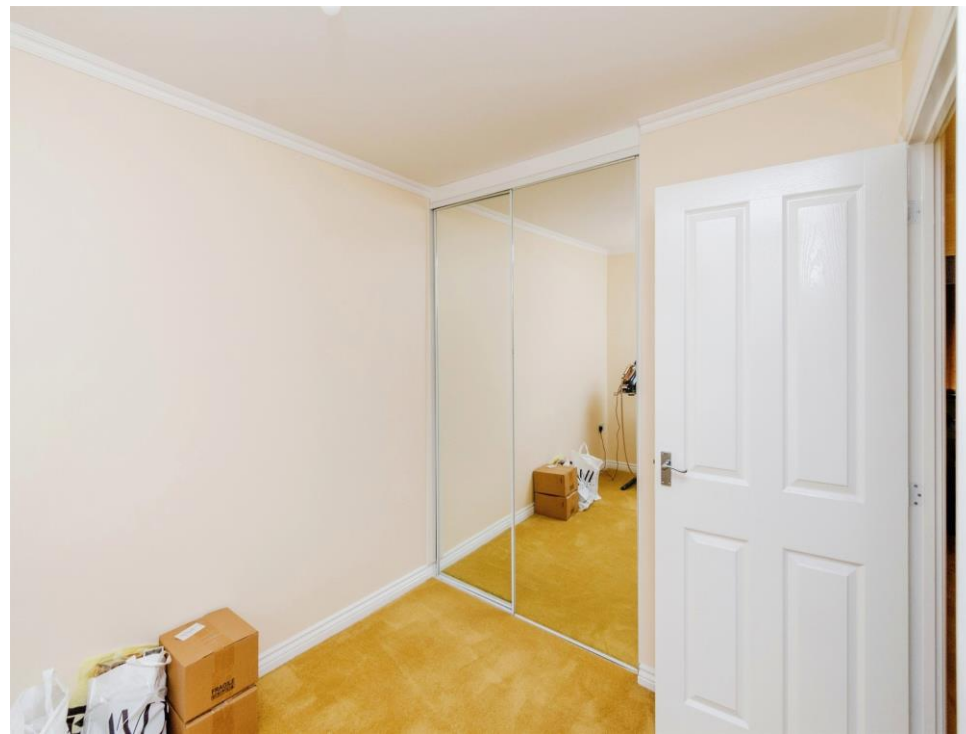
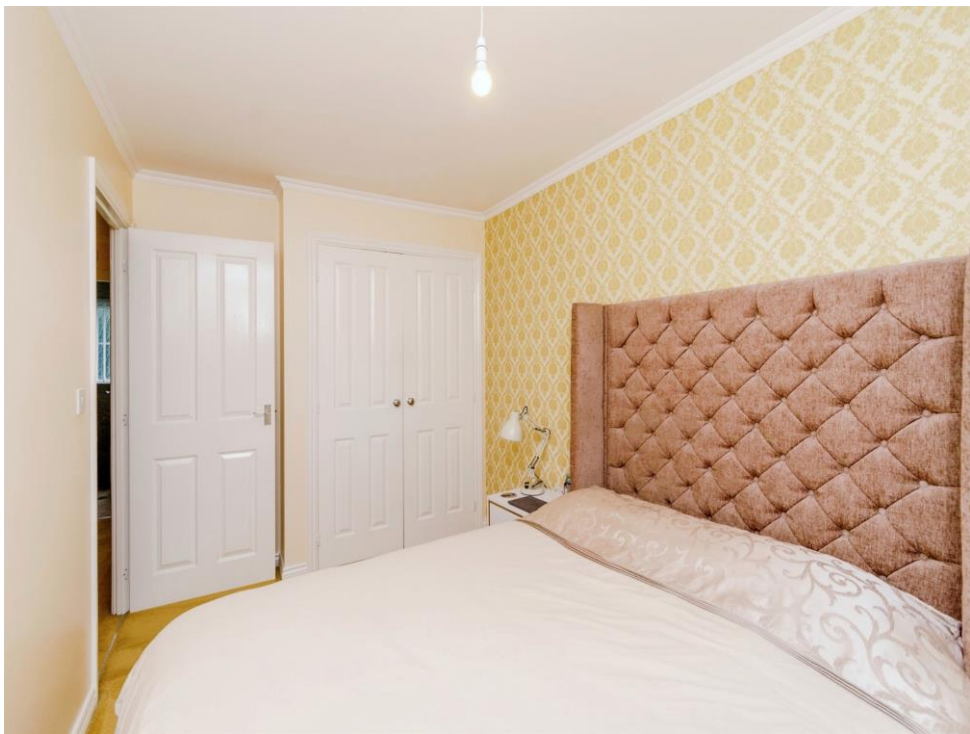
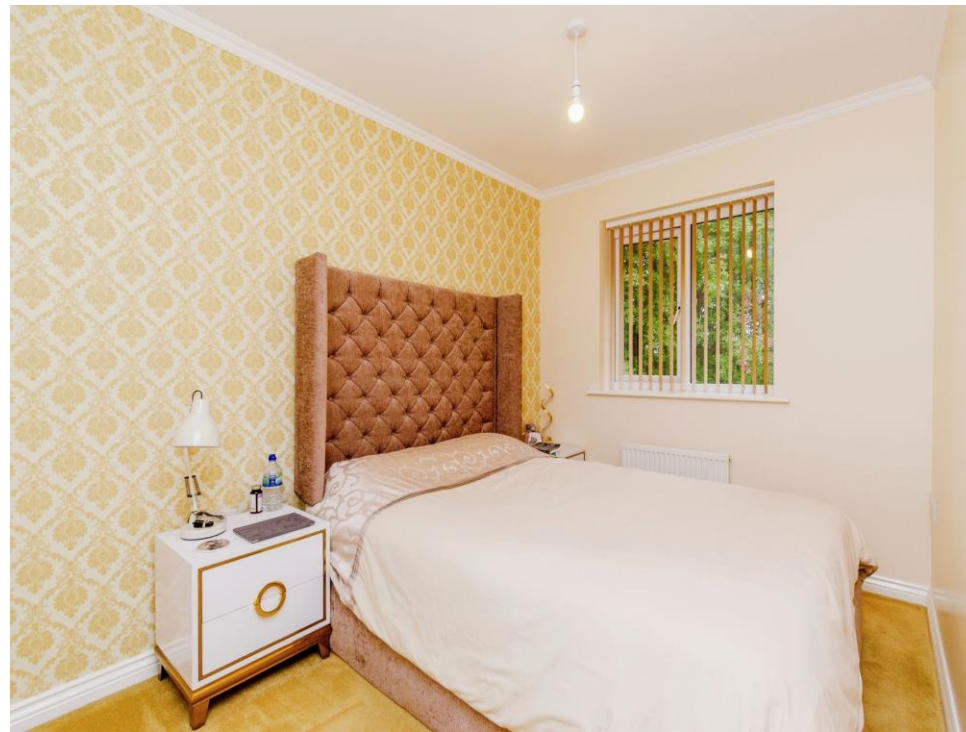
Having double glazed window to the front, wc, wash hand basin, shower cubicle, heated towel radiator and tiling

Outside

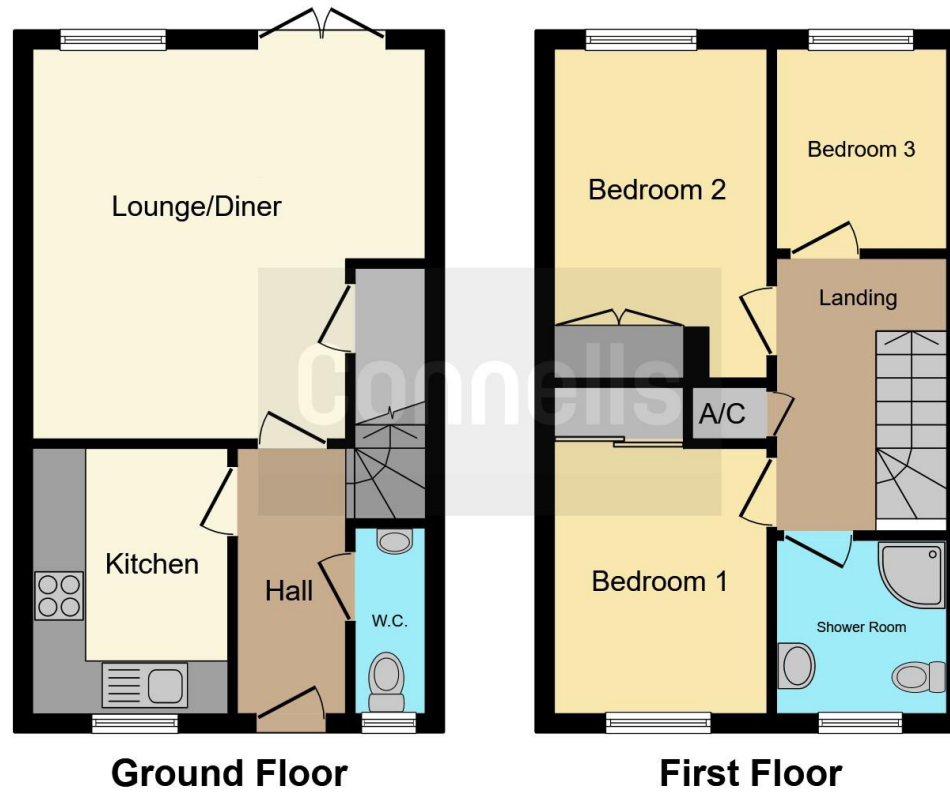
To the front of the property is allocated communal parking

To the rear of the property is decking, synthetic lawn, shed, water tap and side access.









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

To view this property please contact Connells on

T 01922 721 000
E walsall@connells.co.uk

57-59 Bridge Street
 WALSALL WS1 1JQ

EPC Rating: C

view this property online connells.co.uk/Property/WSL317212

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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WSL317212 - 0005