



Connells

Reedwood Lane
Walsall



Property Description

Situated in a popular residential location early inspection is highly advised to appreciate this four bedroom family residence. The property offers spacious living accommodation throughout and in brief comprises of lounge, kitchen, conservatory, two bathrooms, driveway, rear garden and outbuilding.

Access Via

A front door opening into:

Entrance Hall

Having door to:

Lounge

25' 7" max x 14' 7" max (7.80m max x 4.45m max)

Having a double glazed bow window to the front, gas fire place, wall lights, two radiators, under stairs storage and door to:

Kitchen

12' 11" max x 8' 8" max (3.94m max x 2.64m max)

Having a double glazed window to the rear, fitted kitchen with wall and base units and work tops over, stainless steel sink and drainer, electric oven, gas hob with cooker hood over, integrated fridge/freezer and dishwasher, plumbing for washing machine, radiator, part tiling and doors to:

Conservatory

13' 10" max x 9' 4" max (4.22m max x 2.84m max)

Being of uPVC construction, having windows to rear and side, ceiling fan light, electric heater and french doors to rear garden.

Ground Floor Bathroom

Having a double glazed window to the rear, corner bath with hand held shower, wash hand basin, low level w.c, extractor fan, radiator and part tiling.

Side Lobby

Having door to side access and stairs rising to first floor.

First Floor

Landing

Having a double glazed window to the side, airing cupboard housing GCH boiler, loft access, radiator and doors to:

Bedroom One

13' 1" max x 6' 5" max (3.99m max x 1.96m max)

Having a double glazed window to the rear and radiator.

Bedroom Two

13' 7" into wardrobe x 8' 10" max (4.14m into wardrobe x 2.69m max)

Having a double glazed window to the front, built in wardrobes and radiator.

Bedroom Three

10' 7" into wardrobe x 8' 10" max (3.23m into wardrobe x 2.69m max)

Having two sky lights, window to landing, built in wardrobes and radiator.

Bedroom Four

9' 11" max x 6' 8" max (3.02m max x 2.03m max)

Having a double glazed window to the rear and radiator.

Bathroom

Having a double glazed window to the side, shower cubicle, vanity unit with inset sink, low level w.c, extractor fan, radiator and part tiling.

Outside

To the front of the property is a brick driveway with gated side access.

To the rear of the property is a slabbed patio area, lawns, decked area, metal shed and access to outbuilding.

Outbuilding

17' 1" max x 14' 4" max (5.21m max x 4.37m max)

Having two double glazed windows to the front, power, lighting and two electric heaters.









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: D

Tenure: Freehold

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Property Ref: WSL317329 - 0005