



Connells

Ashtree Road
WALSALL

Ashtree Road WALSALL WS3 4LR

for sale offers in excess of
£340,000



Property Description

Early inspection is advised to appreciate this well presented traditional style semi detached property situated in a sought after location within walking distance to Pelsall Common and village. The property briefly comprises of two reception rooms, ground floor bathroom, open plan kitchen, three bedrooms and shower room on the first floor, with master bedroom in the loft conversion, low maintenance rear garden, and off street parking to the front of the property.

Access Via

Front door leading into

Reception Room

11' 11" x 12' 8" (3.63m x 3.86m)

Having double glazed window to the front, meter cupboard, radiator, fireplace and doors into

Living Room

11' 8" x 12' 8" (3.56m x 3.86m)

Having three double glazed windows to the side, radiator, wall lights, under stairs storage, wall panelling and door leading into

Kitchen

14' 3" Max x 27' 8" Max (4.34m Max x 8.43m Max)

Having double glazed double doors into the rear garden, wall and base units with work surfaces over, sink with mixer taps, space for appliances, integrated cooker hood, boiler cupboard, radiator and skylights to the roof,

Bathroom

Having double glazed window to the side, bath with shower over,wc, hand wash basin, storage cupboard, spot lights and towel rack radiator

First Floor

Landing

Having double glazed window to the side stairs up to bedroom two, and doors into

Bedroom Two

11' 10" Max x 11' 9" Max (3.61m Max x 3.58m Max)

Having double glazed window to the front and radiator

Bedroom Three

14' 2" x 7' 4" (4.32m x 2.24m)

Having double glazed window to the side, and radiator

Bedroom Four

9' 8" x 8' 9" (2.95m x 2.67m)

having double glazed window to the rear and radiator

Shower Room

Having double glazed window to the side, wc, hand wash basin, shower cubicle, radiator

Loft Conversion

Bedroom One

12' 6" x 16' 11" (3.81m x 5.16m)

Having double glazed window to the side, built in media wall, wall lights, radiator and eaves storage areas.

Outside

To the front of the property is a resin driveway providing off street parking with gated side access to the rear garden

To the rear of the property is a slabbed area with artificial grass leading to patio area with wooden structure and bbq area. water tap and electric points.









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

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EPC Rating: D

Tenure: Freehold

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