



Connells

Locket Close  
Walsall



# Locket Close Walsall WS2 0LX

for sale offers in excess of  
**£280,000**



## Property Description

A fantastic opportunity to purchase this five bedroom extended family home offering no upward chain and spacious living accommodation. The property is situated in a popular residential location and in brief comprises of lounge, kitchen, conservatory, guest cloakroom, four first floor bedrooms, family bathroom and enclosed rear garden. A front extension of an Annex offers an additional bedroom to the ground floor with the benefit of an adjoining wet room.

## Access Via

Front door leading into

## Hallway

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

## Annex

11' 5" x 13' 11" ( 3.48m x 4.24m )

Having double glazed window to the front, radiator, door leading into living room, originally built as part of a ground floor bedroom extension this reception room offers a versatile space on the ground floor.

## Wet Room

Having double glazed window to the front, Shower, hand wash basin, wc, towel rack and radiator

## Inner Hallway

having stairs up to first floor, radiator and doors leading into

## Guest Wc

Having wc, hand wash basin and storage cupboard

## Living Room

10' 9" x 16' 4" ( 3.28m x 4.98m )

Having double glazed double doors to the rear, radiator and fireplace

## Kitchen

9' 4" x 18' 2" ( 2.84m x 5.54m )

Having double glazed window into the conservatory, wall and base units with work surfaces over, stainless steel sink and drainer, integrated cooker hood, space for appliances and radiator. With door leading into

## Conservatory

8' 8" x 17' 4" ( 2.64m x 5.28m )

Having double glazed windows and doors to the rear, base units with work surfaces over, space for appliances, plumbing for washing machine and radiator.

## First Floor

### Landing

Having double glazed window to the front, storage cupboard with boiler, loft access and doors leading into

### Bedroom One

9' 4" x 12' ( 2.84m x 3.66m )

Having double glazed window to the rear.

### Bedroom Two

9' 4" x 11' 9" ( 2.84m x 3.58m )

Having double glazed window to the rear.

### Bedroom Three

9' 4" x 7' 4" ( 2.84m x 2.24m )

Having double glazed window to the rear.

### Bedroom Four

8' 9" x 6' 1" ( 2.67m x 1.85m )

Having double glazed window to the front.

### Bathroom

Having double glazed window to the front, bath with shower over, wc, hand wash basin and radiator.

### Outside

To the front of the property is space for parking

To the rear of the property is slabbed area, artificial grassed area, storage shed and gated 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](http://www.focalagent.com)

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**T 01922 721 000**  
**E [walsall@connells.co.uk](mailto:walsall@connells.co.uk)**

57-59 Bridge Street  
 WALSALL WS1 1JQ

**EPC Rating: C**

Tenure: Freehold

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