



Connells

Perch Road
WALSALL



Property Description

A beautifully presented three bedroom semi detached property conveniently situated close to local amenities and transport links, offering spacious accommodation and an ideal opportunity for first time buyers. The property briefly comprises of entrance hall, lounge/diner, fitted kitchen, guest cloakroom, conservatory, first floor bathroom, enclosed rear garden, garage and off road parking.

Entrance Hall

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

Guest Cloakroom

Having a double glazed window to the front, low level wc, wash-hand basin, radiator and laminate flooring.

Fitted Kitchen

8' 11" x 7' 5" (2.72m x 2.26m)

Having a double glazed window to front, a range of fitted wall and base units with work-tops over, stainless steel sink and drainer with mixer tap, integrated hob, oven and grill, integrated dishwasher, integrated fridge/freezer, tiled floor.

Lounge/Diner

16' 6" max x 15' 3" (5.03m max x 4.65m)

Having a double glazed window to the rear, two radiators, laminate flooring and double glazed sliding patio doors to:

Conservatory

9' 8" x 9' 2" (2.95m x 2.79m)

Being a brick and uPVC double glazed construction having fitted base units, ceiling spotlights and double glazed french doors to garden.

First Floor

Landing

Having loft access point and doors to:

Bedroom One

13' 5" to wardrobe x 10' 1" max (4.09m to wardrobe x 3.07m max)

Having two double glazed windows to the rear, fitted wardrobes and radiator.

Bedroom Two

10' 8" max x 7' 9" max (3.25m max x 2.36m max)

Having a double glazed window to the front, cupboard housing GCH boiler and radiator.

Bedroom Three

10' 2" max x 7' 3" max (3.10m max x 2.21m max)

Having a double glazed window to the front and radiator.

Bathroom

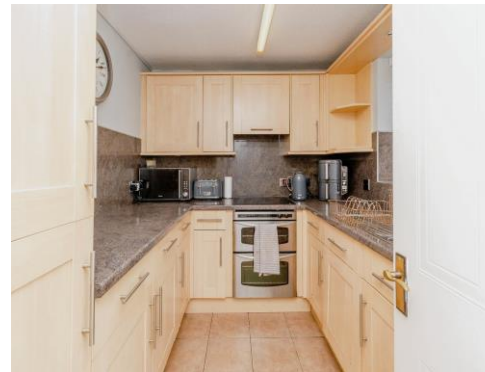
Having bath with shower over, vanity unit with wash-hand basin and mixer tap, low level wc, heated towel rail, ceiling spots, complementary tiling and tiled floor.

Outside

To the rear of the property is an enclosed lawned garden with block paved patio area, panel fencing, gate providing side access and driveway.

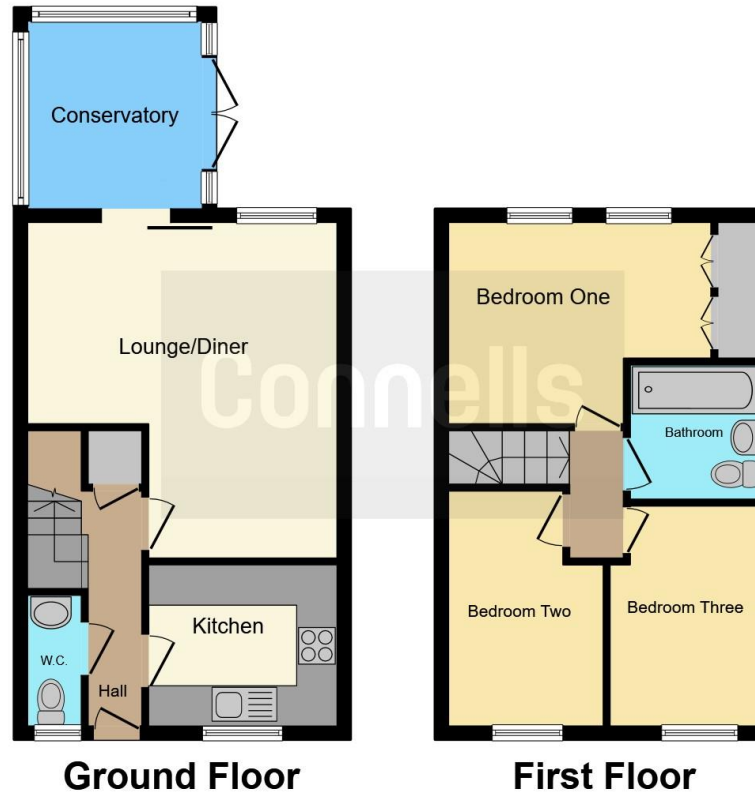
Garage

Having up and over door, light and power points and double glazed door to garden. Please note garage is currently divided by a temporary partition wall.









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: C

Tenure: Freehold

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