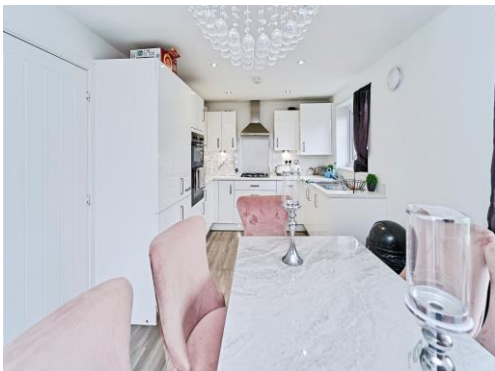




**Connells**

Copper Works Way  
WALSALL





### Property Description

Situated on the recently built Wryley View Estate by Taylor Wimpey Homes this three bedroom detached family home benefits from remaining builders guarantee and briefly comprises of entrance hall, guest cloakroom, lounge, fitted kitchen/diner, en-suite to master bedroom, family bathroom, enclosed rear garden and driveway for off road parking.

### Access Via

A double glazed door opening into:

### Entrance Hall

Having stairs rising to first floor, storage cupboard, radiator and doors to:

### Guest Cloakroom

Having low level w.c, wash hand basin, ceiling spot lights and radiator.

### Lounge

16' 7" x 9' 10" ( 5.05m x 3.00m )

Having a double glazed window to the front, double glazed double doors to side and two radiators.

### Fitted Kitchen/Diner

16' 7" x 9' 7" ( 5.05m x 2.92m )

Having two double glazed windows to the side and double glazed window to the front, a range of fitted kitchen with wall and base units and work tops over, stainless steel sink and drainer, integrated hob and high level oven/grill, ceiling spot lights, GCH boiler, space for appliances and two radiators.

## First Floor

### Landing

Having loft access, radiator and doors to:

### Bedroom One

12' 6" x 10' 1" ( 3.81m x 3.07m )

Having double glazed windows to the front and side, radiator and door to:

### En-Suite

Having walk in shower, wash hand basin, low level w.c, ceiling spot lights, heated towel rail and complementary tiling.

### Bedroom Two

9' 7" x 9' 5" ( 2.92m x 2.87m )

Having double glazed windows to the rear and side and radiator.

### Bedroom Three

9' 7" x 7' ( 2.92m x 2.13m )

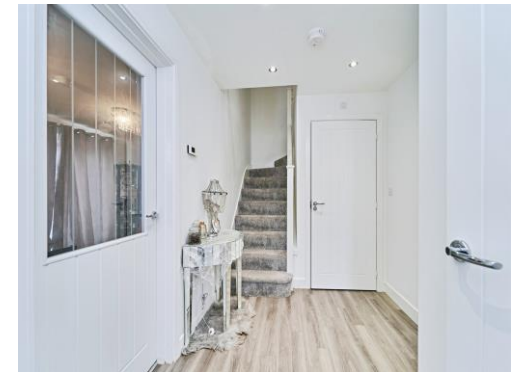
Having a double glazed window to the front and radiator.

### Family Bathroom

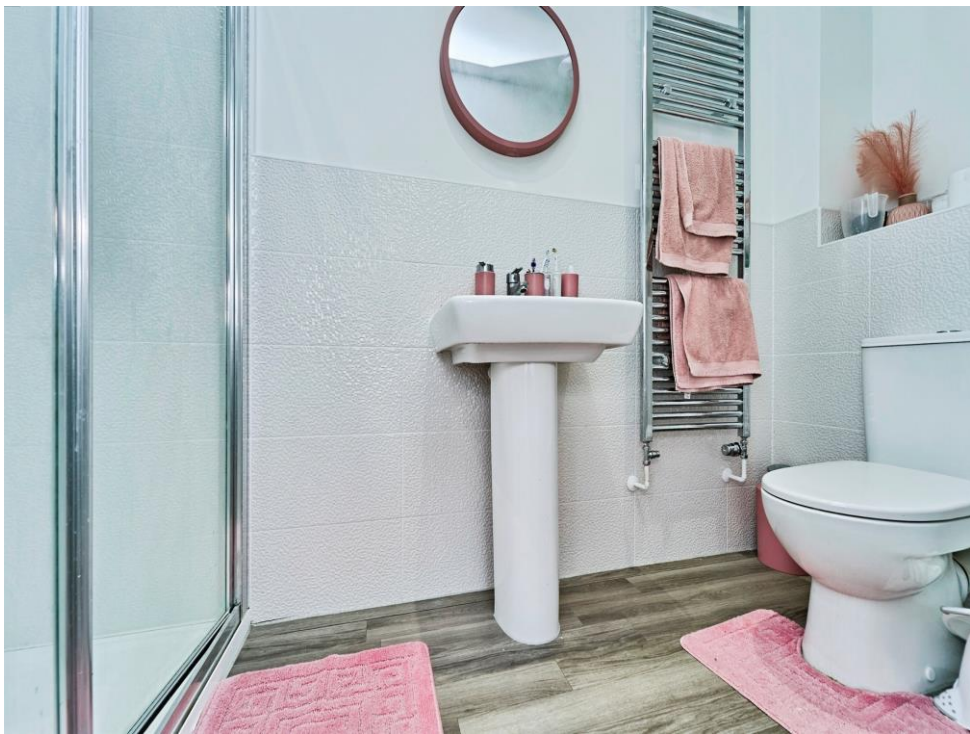
Having a double glazed window to the side, bath with shower over, wash hand basin, low level w.c, ceiling spot lights and heated towel rail.

### Outside

To the rear of the property is an enclosed lawned garden with panel fencing and gate providing access to rear driveway.













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)

To view this property please contact Connells on

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

57-59 Bridge Street  
 WALSALL WS1 1JQ

EPC Rating: B Council Tax  
 Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/WSL317721](http://connells.co.uk/Property/WSL317721)**



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WSL317721 - 0005