



**Connells**

Blackthorne Road  
WALSALL

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WALSALL WS5 4NF

for sale offers in excess of  
**£250,000**



### Property Description

A beautifully presented three bedroom semi detached property situated in a sought after location and briefly comprising of porch entrance, reception hall, lounge, fitted kitchen, conservatory, guest cloakroom, first floor bathroom, enclosed rear garden and driveway providing off road parking.

### Access Via

A double glazed door opening into porch entrance with further door to:

### Reception Hall

Having meter cupboard, stairs rising to first floor and door to:

### Lounge

13' 10" into recess x 12' 10" ( 4.22m into recess x 3.91m )

Having a double glazed bow window to the front, feature fireplace with living flame fire, radiator, wall light points and door to:

### Fitted Kitchen

14' 3" x 8' 6" ( 4.34m x 2.59m )

Leading to conservatory, having a range of fitted wall and base units with work-tops over, integrated high level oven and hob with extractor over, integrated appliances to include washing machine, fridge and freezer, one and a half bowl sink and drainer with mixer tap, ceiling spotlights, vertical radiator, storage cupboard and door to side.

### Conservatory

11' 7" x 7' 8" ( 3.53m x 2.34m )

Being a brick and uPVC construction having double glazed french doors to the rear and radiator.

### Guest Cloakroom

Having GCH boiler, low level wc and double glazed window to the side.

### Side Lean-To

Having double glazed doors to front and rear, fitted wall and base units, laminate flooring.



## First Floor

### Landing

Having a double glazed window to the side, loft access point and doors to:

### Bedroom One

11' 1" max x 9' 9" ( 3.38m max x 2.97m )

Having a double glazed window to the front and radiator.

### Bedroom Two

11' 8" x 9' 2" max ( 3.56m x 2.79m max )

Having a double glazed window to the rear and radiator.

### Bedroom Three

8' 7" x 7' 11" ( 2.62m x 2.41m )

Having a double glazed window to the rear and radiator.

### Bathroom

Having a double glazed window to the front, bath with shower over, wash-hand basin, low level wc, heated towel rail and complementary tiling.

### Outside

To the rear of the property is a well maintained enclosed lawned garden having slabbed patio area, garden sheds, planted borders and coldwater tap.

To the front of the property is a gated driveway providing off road parking.











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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57-59 Bridge Street  
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EPC Rating: D    Council Tax  
 Band: A

Tenure: Freehold

**view this property online** [connells.co.uk/Property/WSL317993](http://connells.co.uk/Property/WSL317993)



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