



**Connells**

Newquay Road  
Walsall



### Property Description

Only with an internal inspection can you truly appreciate the size of accommodation this four bedroom detached family home has to offer. The property is situated in a highly sought after location close to well regarded schools and in brief comprises of two reception rooms, kitchen, guest wc, first floor bathroom, four bedrooms and enclosed rear garden, garage and off road parking.

### Access Via

Front door leading into

### Entrance Hall

Having stairs up to first floor, radiator and doors into

### Lounge

13' 2" x 22' 5" ( 4.01m x 6.83m )

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

### Kitchen

10' 7" x 10' 1" ( 3.23m x 3.07m )

Having double glazed window to the rear, wall and base units with worksurface over, stainless steel sink and drainer, space for appliances, radiator and door to rear garden

### Dining Room

11' 10" x 8' 10" ( 3.61m x 2.69m )

Having door to rear garden and radiator.

### Guest Wc

Having double glazed window to the rear, wc and hand wash basin



## First Floor

### Landing

Having double glazed window to the side, loft access with pull down ladders, storage cupboard and doors into

### Bedroom Two

11' 11" x 11' 10" ( 3.63m x 3.61m )

Having double glazed window to the rear, fitted wardrobes and radiator

### Bedroom Three

8' 1" x 10' 5" ( 2.46m x 3.17m )

Having double glazed window to the rear and radiator

### Bedroom Four

8' 5" x 6' 4" ( 2.57m x 1.93m )

Having double glazed window to the front and radiator

### Bedroom One

11' 7" x 13' 4" ( 3.53m x 4.06m )

Having double glazed window to the front, fitted wardrobes and radiator

### Shower Room

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

### Garage

7' 9" x 19' 9" ( 2.36m x 6.02m )

Having up and over door and meters

## Outbuilding

Housing the boiler

## Outside

To the front of the property is a blocked paved driveway, grass lawns and shrubs

To the rear of the property is patio area leading to grass lawns with mature shrubs and plants with water tap 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)

To view this property please contact Connells on

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

Tenure: Freehold

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