



**Connells**

Segundo Road  
WALSALL





### Property Description

Internal viewing is highly advised on this three bedroom detached family residence. The property is situated in a highly sought after location and in brief comprises of entrance hall, lounge, dining room, kitchen, first floor family bathroom, rear garden, driveway and garage.

### Access Via

A front door opening into:

### Entrance Hall

Having under stairs storage, radiator and doors to:

### Kitchen

7' 1" x 11' 9" ( 2.16m x 3.58m )

Having a double glazed bay window to the front, fitted kitchen with wall and base units and work tops over, sink and drainer, space for appliances, breakfast bar and radiator.

### Lounge

14' 10" x 15' 6" ( 4.52m x 4.72m )

Having a double glazed window to the rear, fire place, radiator, stairs to first floor and open arch to:

### Dining Room

7' 9" x 6' 4" ( 2.36m x 1.93m )

Having a double glazed window to the rear, double glazed door to rear garden and radiator.



## First Floor

### Landing

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

### Bedroom One

9' 1" x 11' 7" ( 2.77m x 3.53m )

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

### Bedroom Two

9' max x 11' 11" max ( 2.74m max x 3.63m max )

Having a double glazed window to the front and radiator.

### Bedroom Three

9' 2" x 6' 4" ( 2.79m x 1.93m )

Having a double glazed window to the rear and radiator.

### Bathroom

Having a double glazed window to the front, bath with shower over, low level w.c, wash hand basin and radiator.

### Outside

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

To the rear of the property is an enclosed lawned garden with patio area.

### Garage

8' 4" x 16' 11" ( 2.54m x 5.16m )

Having up and over door, boiler and light.













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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EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/WSL318042](http://connells.co.uk/Property/WSL318042)**



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