



Connells

Broad Lane
Pelsall WALSALL



Property Description

An ideal opportunity for first time buyers to purchase this two bedroom semi detached property offering spacious living accommodation and briefly comprising of entrance hall, lounge, dining room, fitted kitchen, guest cloakroom, utility area, first floor bathroom, en-suite to master bedroom, enclosed rear garden, garage and driveway providing off road parking.

Access Via

A double glazed door opening into:

Entrance Hall

Having double glazed window to the side, radiator, stairs rising to first floor and doors to:

Lounge

15' 4" x 10' 3" into recess (4.67m x 3.12m into recess)

Having a double glazed bow window to the front and radiator.

Dining Room

16' 3" x 10' 4" (4.95m x 3.15m)

Having double glazed sliding patio doors to rear, radiator and door to:

Fitted Kitchen

19' 2" max x 8' max (5.84m max x 2.44m max)

Having a door to front, a range of fitted wall and base units with work-tops over, one and a half bowl ceramic sink and drainer, cooker point, built-in storage cupboard, tiling to splash-backs, breakfast bar, radiator, double glazed window to the rear, tiled floor and door to:

Utility

Having a double glazed door to the side, GCH boiler, plumbing for washing machine and door to:

Guest Cloakroom

Having low level wc, wash-hand basin, radiator and tiled floor.

First Floor

Landing

Having a double glazed window to the side, radiator and doors to:

Bedroom One

13' 1" into recess x 11' 11" max (3.99m into recess x 3.63m max)

Having a double glazed window to the front, fitted wardrobes and drawer units, radiator and door to:

En-Suite

Having a double glazed window to the side, walk-in shower cubicle, vanity unit with wash-hand basin.

Bedroom Two

10' 4" x 9' 11" (3.15m x 3.02m)

Having a double glazed window to the rear, loft access point and radiator.

Bathroom

Having a double glazed window to the rear, bath, wash-hand basin, low level wc and radiator.

Outside

To the rear of the property is an enclosed lawned garden with panel fencing, paved patio area, coldwater tap and access to garage.

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

Garage

17' 2" x 12' 3" (5.23m x 3.73m)

having double doors to rear, light and power points.









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

To view this property please contact Connells on

T 01922 721 000
E walsall@connells.co.uk

57-59 Bridge Street
 WALSALL WS1 1JQ

EPC Rating: C Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/WSL318047



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WSL318047 - 0004