



Connells

Chantry Avenue
Walsall



Property Description

Internal viewing is highly recommended to appreciate this well presented three bedroom semi-detached family home. The property is a great first time purchase or investment opportunity and in brief comprises of lounge, kitchen, bathroom, first floor w.c, driveway and rear garden.

Access Via

A front door opening into:

Entrance Hall

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

Lounge

15' max x 12' 1" (4.57m max x 3.68m)

Having a double glazed window to the front, under stairs storage cupboard, feature fire place, radiator and door to:

Kitchen

12' 2" x 6' 10" (3.71m x 2.08m)

Having a double glazed window to the rear, double glazed door to rear garden, fitted kitchen with wall and base units and work tops over, stainless steel sink and drainer, integrated fridge/freezer, plumbing for washing machine, integrated oven and hob with extractor hood over, complementary tiling, radiator and door to:

Bathroom

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

First Floor

Landing

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

Bedroom One

8' 8" into wardrobe x 12' 2" max (2.64m into wardrobe x 3.71m max)

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

Bedroom Two

10' 5" x 9' 1" max (3.17m x 2.77m max)

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

Bedroom Three

8' 11" x 7' 2" (2.72m x 2.18m)

Having a double glazed window to the rear and radiator.

W.C

Having a corner wash hand basin and low level w.c.

Outside

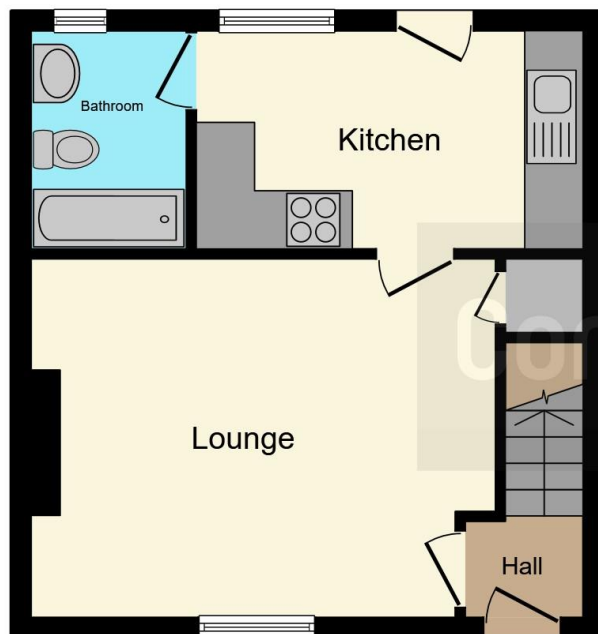
To the front of the property is a driveway for off road parking.

To the rear of the property is a slabbed patio area, lawns, shed, gated side access and panel fencing.

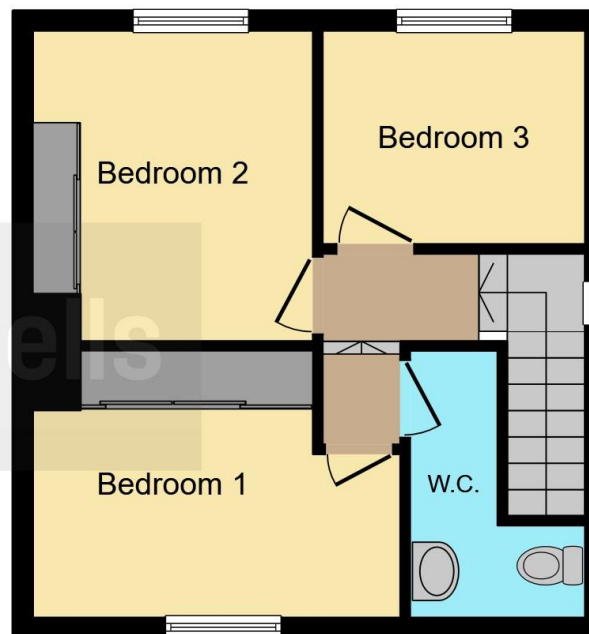








Ground Floor



First Floor

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: D Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/WSL318161



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: WSL318161 - 0003