



Connells

Hillary Street
WALSALL



Property Description

Internal viewing is highly advised to appreciate this deceptively spacious three bedroom detached family home. The property is positioned close to schools, transport links, local amenities and briefly comprises of two reception rooms, kitchen, utility room, ground floor shower room, conservatory, en-suite to master bedroom and rear garden.

Access Via

A uPVC door opening into:

Entrance Hall

Having a radiator, stairs rising to first floor and door to:

Living Room

14' 1" plus bay x 12' max (4.29m plus bay x 3.66m max)

Having a double glazed bay window to the front, double glazed window to the side, feature fire place and door to:

Dining Room

12' 1" x 8' 9" (3.68m x 2.67m)

Having a double glazed window to the side, wood burner fire place, radiator, under stairs storage cupboard and door to:

Kitchen

8' 10" plus recess x 12' 2" (2.69m plus recess x 3.71m)

Having a double glazed window to the side, door to side entry, fitted kitchen with wall and base units and work tops over, one and a half bowl composite sink and drainer, integrated oven and hob with cooker hood over, breakfast bar, radiator and complementary tiling.

Utility Room

4' 9" x 5' 10" (1.45m x 1.78m)

Having plumbing for washing machine.

Shower Room

Having a shower cubicle with electric shower, low level w.c, vanity unit with inset sink, heated towel rail and complementary tiling.

Conservatory

12' 3" x 6' (3.73m x 1.83m)

Having double glazed french doors to rear garden and window.

First Floor

Landing

Having two double glazed windows to the side, radiator and doors to:

Bedroom One

9' 6" plus recess x 7' 6" (2.90m plus recess x 2.29m)

Having a double glazed window to the side, feature fireplace, radiator, loft access and door to:

En-Suite

Having shower cubicle with electric shower, low level w.c, wash hand basin and complementary tiling.

Bedroom Two

9' 3" plus recess x 9' 1" max (2.82m plus recess x 2.77m max)

Having a double glazed window to the side and radiator.

Bedroom Three

11' 11" max x 10' 5" max (3.63m max x 3.17m max)

Having a double glazed window to the front and radiator.

Outside

To the rear of the property is a slabbed pathway, mature trees and shrubs and two sheds.









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: E Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/WSL318302



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: WSL318302 - 0004