



Connells

Field Road  
WALSALL



### Property Description

Benefiting from no upward chain this traditional style three bedroom semi-detached family home is situated in a sought-after location. The property has two garages, off road parking and briefly comprises of entrance hall, two reception rooms, fitted kitchen, conservatory, three bedroom, first floor bathroom and enclosed rear garden.

### Access Via

### Porch Entrance

Having double glazed windows and door leading into

### Entrance Hall

Having stairs leading to first floor, storage cupboard, radiator and doors leading into

### Living Room

16' 10" x 11' 5" ( 5.13m x 3.48m )

Having double glazed bay window to the front, gas fire and radiator.

### Dining Room

12' 10" x 10' 7" ( 3.91m x 3.23m )

Having door to conservatory, wall lights and radiator.

### Kitchen

12' 11" x 8' 6" ( 3.94m x 2.59m )

Having double glazed window and door to conservatory, wall and base units with work surfaces over, space for appliances and boiler. Radiator and understairs storage cupboard

### Conservatory

6' 8" x 19' 9" ( 2.03m x 6.02m )

Having double glazed windows and doors to rear garden,



## First Floor

### Landing

Having double glazed window to the side, and doors leading to

### Bedroom One

14' x 10' 3" ( 4.27m x 3.12m )

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

### Bedroom Two

12' 10" x 10' 6" ( 3.91m x 3.20m )

Having double glazed window to the rear and radiator

### Bedroom Three

9' 11" x 7' 1" ( 3.02m x 2.16m )

Having double glazed window to the front and radiator

### Bathroom

Having double glazed windows to rear and side, corner bath, hand wash basin, shower cubicle, wc, loft access ( fully insulated ) and radiator.

### Outdoors

To the front of the property is a drive way with dropped kerb access and grass lawns.

To the rear of the property is an enclosed garden having paved patio and gravel areas.

### Garage One

16' 6" x 8' 3" ( 5.03m x 2.51m )

Having electric slide door and up and over door to the rear

## Garage Two

Having up and over door and door to the rear.









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)

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

Tenure: Freehold

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