



**Connells**

Ida Road  
WALSALL



## Property Description

Early inspection is highly advised to appreciate the size and standard of accommodation the immaculately presented 4/5 bedroom family home has to offer. The property has been extended and renovated to a high standard throughout and briefly comprises of lounge, open plan kitchen/ diner, utility room, ground floor shower room, versatile room (bedroom five), first floor family bathroom, driveway for off road parking, rear garden and outbuilding. EPC rating: C.

## Access Via

A composite front door opening into:

## Reception Hall

Having a double glazed window to the side, tiled flooring and door to:

## Lobby

Having stairs rising to first floor, feature radiator and doors to:

## Bedroom Five

11' 6" x 10' 1" ( 3.51m x 3.07m )

Having a double glazed window to the front, radiator and spot lights.

## Shower Room

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

## Lounge

11' 8" x 13' 1" ( 3.56m x 3.99m )

Having a double glazed window to the front and radiator.

## Open Plan Kitchen/ Diner

18' 5" x 21' 1" ( 5.61m x 6.43m )

Having bi-fold doors to rear garden, fitted kitchen with wall and base units and work tops over, basin sink and drainer, Quartz work surfaces, breakfast island, integrated Bosch oven and hob with cooker hood over, integrated microwave, dish washer and fridge/freezer, under counter drinks cooler, skylight, spot lights and door to:

## Utility

6' 10" x 7' 10" ( 2.08m x 2.39m )

Having a double glazed window to the side, wall and base units with work tops over, sink and drainer, plumbing for washing machine, radiator and complementary tiling.

## First Floor

### Landing

Having loft access, radiator and doors to:

#### Bedroom One

13' 10" x 11' 2" ( 4.22m x 3.40m )

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

#### Bedroom Two

6' 11" x 13' 2" ( 2.11m x 4.01m )

Having a double glazed window to the side, spot lights and radiator.

#### Bedroom Three

8' 11" x 13' 1" ( 2.72m x 3.99m )

Having a double glazed window to the front, spot lights and radiator.

#### Bedroom Four

8' 7" x 10' 6" ( 2.62m x 3.20m )

Having a double glazed window to the rear, spot lights and radiator.

### Bathroom

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

### Outside

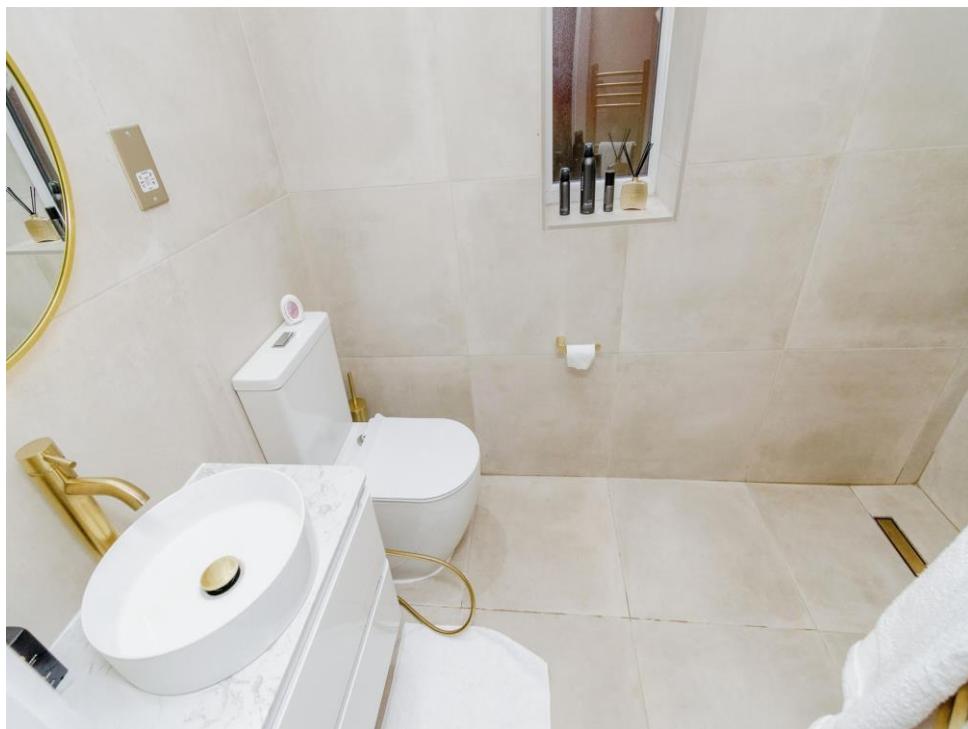
To the front of the property is a driveway for ample off road parking.

To the rear of the property is an outdoor tap, lighting and side access.

### Outbuilding

Having double glazed windows, insulated, power, lighting and tiled flooring.









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

Tenure: Freehold

**view this property online [connells.co.uk/Property/WSL316751](http://connells.co.uk/Property/WSL316751)**



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