



**Connells**

New College Close  
Walsall





### Property Description

Only with an internal inspection can you truly appreciate the size and standard of accommodation this five bedroom detached family home has to offer. This immaculately presented family home offers versatile living space with an Annexe on the side. The Annexe accommodation comprises of open plan kitchen/diner, bedroom and shower room. The main living space comprises of lounge, dining room/study, double conservatory, kitchen, utility room, w.c, en-suite to master bedroom, family bathroom, enclosed corner plot rear garden and driveway for ample off road parking.

### Access Via

A front door opening into porch entrance with further door to:

### Entrance Hall

Having stairs rising to first floor, under stairs storage, spotlights, radiator and doors to:

### Lounge

23' 7" x 11' 6" ( 7.19m x 3.51m )

Having a double glazed bay window to the front, fire place, radiator and sliding doors to conservatory.

### Dining Room/ Study

11' 10" x 8' 10" ( 3.61m x 2.69m )

Having sliding doors to conservatory.

### Conservatory

19' 8" x 11' 2" ( 5.99m x 3.40m )

Being of brick and uPVC construction and having door to rear garden.

### Kitchen

15' 5" x 10' 2" ( 4.70m x 3.10m )

Having a double glazed window to the rear and side, fitted kitchen with wall and base units and work tops over, stainless steel sink and drainer, dishwasher, space for appliances, fridge/freezer and spot lights.

### Utility

5' 11" x 5' 7" ( 1.80m x 1.70m )

Having wall and base units and work tops over, stainless steel sink and drainer, boiler and radiator.

### Cloakroom W.C

Having a low level w.c, wash hand basin and radiator.

### Sitting Room

10' 6" x 9' 10" ( 3.20m x 3.00m )

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

### Front Kitchen/ Dining Room

17' 9" x 16' 8" ( 5.41m x 5.08m )

Having double glazed windows to the side, wall and base units with work tops over, stainless steel sink and drainer, radiator and door to:

## Shower Room

Having a double glazed window to the side, shower cubicle, low level w.c, bidet, wash hand basin and radiator.

## First Floor

## Landing

Having a double glazed window to the front, storage cupboard and doors to:

## Bedroom One

15' 9" x 10' 10" ( 4.80m x 3.30m )

Having a double glazed window to the rear, radiator, fitted wardrobes and door to:

## En-Suite

Having a shower cubicle, low level w.c, hand wash basin and heated towel rail.

## Bedroom Two

11' 10" x 6' 11" ( 3.61m x 2.11m )

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

## Bedroom Three

11' 10" x 10' 10" ( 3.61m x 3.30m )

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

## Bedroom Four

9' 6" x 8' 3" ( 2.90m x 2.51m )

Having a double glazed window to the front and radiator.

## Bathroom

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

## Outside

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

To the rear of the property is an enclosed lawned garden with patio area, gated side access, hot and cold water tap.





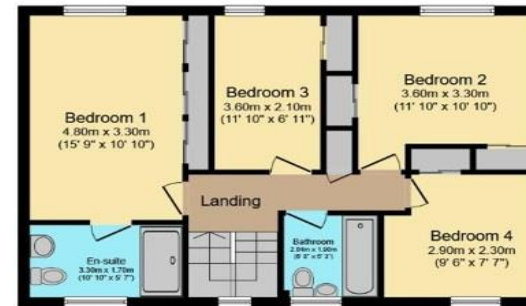








**Ground Floor**



**First Floor**

Total floor area 190.3 sq.m. (2,048 sq.ft.) approx

To view this property please contact Connells on

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57-59 Bridge Street  
WALSALL WS1 1JQ

EPC Rating: Council Tax  
Awaited Band: E

Tenure: Freehold

**view this property online [connells.co.uk/Property/WSL318214](https://connells.co.uk/Property/WSL318214)**



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