



**Connells**

Wenlock Gardens  
Walsall





## Property Description

Connells are pleased to offer for sale this extended four bedroom semi-detached house. Located within a popular residential location and briefly comprising of driveway to fore, entrance hall, guest wc, lounge, fitted kitchen, dining area, utility area/garage store, first floor landing, master bedroom with ensuite, a further three bedrooms, family bathroom and garden to rear.

## Approach Via

A block paved driveway with access to garage store and front door leading into;

## Entrance Hall

Having double glazed window to side, radiator and doors to;

## Guest W.C

Having double glazed window to front, wc, wash hand basin and radiator.

## Lounge

15' 10" max x 14' 6" max ( 4.83m max x 4.42m max )

Having double glazed window to front, radiators, stairs rising to first floor and door to;

## Kitchen

14' 6" max x 8' 4" ( 4.42m max x 2.54m )

Fitted kitchen having double glazed window to

rear, a range of wall and base units with work surfaces over, gas/electric cooker point for a range cooker with cooker hood over, space and plumbing for appliances, stainless steel sink drainer, french doors to rear garden, radiator and opening into;

## Dining Area

18' 10" x 8' 2" ( 5.74m x 2.49m )

Having french doors to rear garden, radiator and door to;

## Utility Area / Garage Store

9' 6" x 8' 2" ( 2.90m x 2.49m )

Having space and plumbing for appliances with work surfaces over, radiator, meters and up and over door to front.

## First Floor Landing

Having doors to;

## Master Bedroom

14' 8" x 8' ( 4.47m x 2.44m )

Having double glazed window to rear, radiator and door to;

## En-Suite To Master

Having double glazed window to front, shower cubicle, feature wash hand basin, wc, heated towel radiator, extractor fan and complimentary tiling.

## Bedroom Two

13' 8" x 8' 4" ( 4.17m x 2.54m )

Having double glazed window to front and radiator.

### Bedroom Three

10' 10" max x 8' into recess ( 3.30m max x 2.44m into recess )

Having double glazed window to rear and radiator.

### Bedroom Four

10' 2" max x 5' 10" into doorway ( 3.10m max x 1.78m into doorway )

Having double glazed window to front, radiator and storage cupboard.

### Family Bathroom

Having double glazed window to rear, bath with shower over, vanity unit with wash hand basin, wc, radiator, extractor fan and complimentary tiling.

### Rear Garden

Having slabbed patio area, decked area, gravel area, wooden fence panels and storage shed.











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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**EPC Rating: C**

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Tenure: Freehold



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