



**Connells**

Leighs Road  
Pelsall Walsall





### Property Description

Early inspection is advised to appreciate this well maintained three bedroom semi detached property situated within in sought after location and briefly comprising of porch entrance, reception hall, lounge, fitted kitchen diner conservatory first floor bathroom, enclosed rear garden and off road parking.

### Access Via

A upvc double glazed door opening into porch entrance and having further door to:

### Reception Hall

Having stairs rising to first floor, double glazed window to side, storage cupboard, radiator, laminate flooring and doors to:

### Lounge

14' 4" x 11' 3" into recess ( 4.37m x 3.43m into recess )

Having a double glazed window to front, laminate flooring and radiator

### Fitted Kitchen Diner

20' 7" x 8' 9" ( 6.27m x 2.67m )

Having a double glazed window to rear, a range of fitted wall and base units with work tops over, double oven and hob with extractor over, stainless steel sink and drainer with mixer tap, plumbing for washing , space for appliances, radiator, tiled floor and door to:

### Conservatory

Being a brick and upvc double glazed construction, having laminate flooring and double glazed door to garden

## First Floor

### Landing

Having a double glazed window to side, loft access point, cupboard housing gch boiler and doors to:

### Bedroom One

11' 8" x 11' 2" ( 3.56m x 3.40m )

Having two double glazed windows to front, radiator and laminate flooring

### Bedroom Two

11' 8" x 8' 11" ( 3.56m x 2.72m )

Having a double glazed window to rear, radiator and laminate flooring

### Bedroom Three

7' 11" x 8' 8" ( 2.41m x 2.64m )

Having a double glazed window to front and radiator

### Bathroom

Having two double glazed windows to rear, bath with electric shower over, wash hand basin, low level wc, complimentary tiling, radiator and double glazed window to side

### Outside

To the rear of the property is an enclosed lawned garden with panel fencing, block paved patio area, clod water tap, brick built bbq, two timber sheds and gate providing side access.

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

## Agents Note

The sale of the property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.













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: D**

**view this property online [connells.co.uk/Property/WSL316505](http://connells.co.uk/Property/WSL316505)**

Tenure: Freehold



Awaiting Photograph

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.

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