



Connells

Watling Street
Brownhills Walsall

Watling Street Brownhills Walsall WS8 6JS

for sale guide price
£500,000



Property Description

A stunning detached property set over two floors, with a layout briefly comprising of four bedrooms, three reception rooms, a kitchen/diner, additional sitting room and two en-suite shower rooms. The ground floor accommodation includes an entrance hall, living room, sitting room/office, dining room, kitchen diner, second sitting room to the rear, utility room and guest WC. The second sitting room gives you the views overlooking the rear garden. To the first floor, the landing provides access to four bedrooms and a family bathroom. The master bedroom has an en-suite shower room, while bedroom four also has an en-suite. The family bathroom is fitted with a bath, separate shower enclosure, wash hand basin and WC. The property retains a number of period-style character features, including exposed ceiling timbers and feature fireplaces, combined with modern kitchen and bathroom fittings. Externally, the property is set back from the road behind a driveway providing off-road parking for multiple vehicles. To the rear is an enclosed garden incorporating lawn and patio areas together with established planting and boundary screening. The property is situated on Watling Street and is positioned within reach of local amenities, schools, transport links and the surrounding centres of Brownhills, Walsall, Lichfield and Cannock.

Approach

The property is approached via drop curb give ample off road parking, private front area with mature plants, shrubs and garden wall, access to the rear of the property and to the

front entrance hall.

Entrance Hall

With a double glazed window and doors to the front, stairs rising to the first floor, access to the living room, sitting room, kitchen diner and dining room, original parquet flooring and with understairs storage.

Living Room

21' 2" x 15' Max (6.45m x 4.57m Max)

With french doors to the side and rear, access from the hallway, gas central heating, tv and tel points and feature fire place with a log burner.

Front Sitting Room

10' 3" x 6' 11" (3.12m x 2.11m)

With a double glazed bay window to the front, gas central heated radiator and fitted units perfect for a home office.

Dining Room

13' x 8' 10" (3.96m x 2.69m)

With a double glazed bay window to the front, french doors to the side, gas central heated radiator and feature fireplace.

Kitchen Diner

21' 8" x 10' 6" (6.60m x 3.20m)

With a range of wall and base units to include a Belfast sink, solid worksurfaces over, space for oven with a gas point, integrated dishwasher, wall and base units, fitted breakfast bar, double glazed window to the

rear and an archway to the rear sitting room.

Utility Room

5' 10" x 5' (1.78m x 1.52m)

With base units, plumbing and access to the downstairs W.C and wash hand basin.

Sitting Room

18' 10" x 8' 8" (5.74m x 2.64m)

With double glazed windows to the rear and the side, french doors opening to the rear garden creating a peaceful family room.

Landing

With stairs rising from the ground floor and access to all four bedrooms and the family bathroom.

Bedroom One

18' 4" x 12' 6" (5.59m x 3.81m)

With a double glazed window to the front, gas central heated radiator, fitted wardrobes and access to the ensuite with a shower cubicle and wash hand basin.

Bedroom Two

15' x 8' 10" (4.57m x 2.69m)

With a double glazed window to the front, gas central heated radiator and access to the ensuite with a shower cubicle, wash hand basin and low level W.C.

Bedroom Three

12' 6" x 10' 5" (3.81m x 3.17m)

With a double glazed window to the rear and a gas central heated radiator.

Bedroom Four

8' 10" x 6' 10" (2.69m x 2.08m)

With a double glazed window to the rear and a gas central heated radiator

Bathroom

A modern bathroom suite to comprise a bath, shower cubicle, low level W.C, was hand basin, gas central heated radiator and a double glazed window to the rear.

Rear Garden,

A spacious family sized rear garden with a patio area for seating, side access and lawn beyond.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

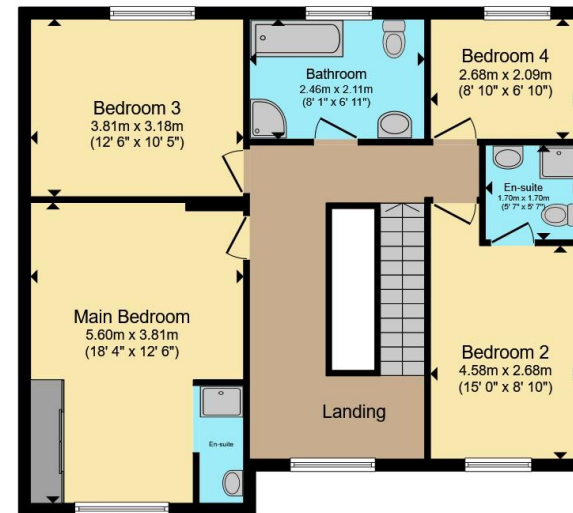








Ground Floor



First Floor

Total floor area 183.9 m² (1,979 sq.ft.) approx

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.propertybox.io

Connells

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57-59 Bridge Street
WALSALL WS1 1JQ

EPC Rating: Council Tax
Awaited Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/WSL319179



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