



Connells

Lichfield Road  
Sheffield Walsall



### Property Description

A beautifully presented semi-detached property offering spacious living accommodation arranged over three floors and conveniently positioned close to local amenities and transport links. Benefiting from off road parking to the rear, the property briefly comprises of two reception rooms, fitted kitchen, sun-room, guest cloakroom, first floor bathroom, four bedrooms, en-suite shower-room and enclosed rear garden.

### Front Reception Room

15' 8" into bay x 13' 4" into recess ( 4.78m into bay x 4.06m into recess )

Having a double glazed bay window to the front, radiator, laminate flooring and door to:

### Rear Reception Room

13' 4" into recess x 12' 5" ( 4.06m into recess x 3.78m )

Having a double glazed window to the rear, stairs rising to first floor, log burner, radiator, door to kitchen and door to:

### Guest Cloakroom

Having low level wc, wash-hand basin and complementary tiling.

### Fitted Kitchen

12' 7" x 7' 3" ( 3.84m x 2.21m )

Having double glazed windows to the rear and side, a range of fitted wall and base units with work-tops over, integrated oven and hob, integrated fridge/freezer, integrated washing machine, one and a half bowl stainless steel sink and drainer with mixer tap, tiling to splash-backs, radiator and door to:

### Sun-Room

12' 5" x 5' 4" ( 3.78m x 1.63m )

Having double glazed french doors to rear and radiator.

## First Floor

### Landing

Having a double glazed window to the side, stairs rising to second floor, radiator and doors to:

### Bedroom One

13' 4" into recess x 12' 11" ( 4.06m into recess x 3.94m )

Having two double glazed windows to the front and radiator.

### Bedroom Two

10' x 6' 6" ( 3.05m x 1.98m )

Having a double glazed window to the rear, GCH boiler, radiator and laminate flooring.

### Bathroom

Having a double glazed window to the rear, bath with shower over, low level wc, wash-hand basin and ceiling spotlights.

## Second Floor

### Bedroom Three

13' 3" max x 9' 5" max ( 4.04m max x 2.87m max )

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

### En-Suite

Having walk-in shower cubicle, wash-hand basin, low level wc, loft access point, complementary tiling and radiator.

## Bedroom Four

13' 3" max x 8' 8" max ( 4.04m max x 2.64m max )

Having a skylight window to the rear and radiator.

### Outside

To the rear of the property is an enclosed lawned garden having ornamental pond, summer house, coldwater tap, gate providing side access and gated off road parking.









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

**T 01922 721 000**  
**E [walsall@connells.co.uk](mailto:walsall@connells.co.uk)**

57-59 Bridge Street  
 WALSALL WS1 1JQ

EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/WSL317786](http://connells.co.uk/Property/WSL317786)**



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WSL317786 - 0004