



**Connells**

Blaze Park  
Kingswinford



### Property Description

Situated on the corner of Enville Street & Blaze Park near Wall Heath village centre. An excellent opportunity to live in Wall Heath village at a great price.

### To The Front

To the front of the property is a lawn with tarmac drive to the side edged with block pavers leading to the garage, path to front door and gated access to the rear garden

### Entrance Porch

Double glazed entrance porch to the front leading to;

### Entrance Hallway

Double glazed door to the front elevation, double glazed window to the side elevation, stairs to first floor landing with feature balustrade, wood effect flooring, radiator and doors to;

### Lounge

12' 10" x 12' 4" ( 3.91m x 3.76m )

Double glazed window to the front elevation, feature fireplace with inset fire and radiator.

### Kitchen

18' 10" x 10' 1" ( 5.74m x 3.07m )

Double glazed windows to the rear and side elevations, fitted kitchen with a range of wall and base units, worksurfaces with inset sink/drainer, electric oven, hob and extractor hood, integrated fridge freezer and washing machine and radiator.

### Landing

Double glazed window to the side elevation, radiator and access to loft

### Bedroom One

13' 2" x 11' 2" ( 4.01m x 3.40m )

Double glazed window to the front elevation and radiator.

### Bedroom Two

11' 3" x 8' 11" ( 3.43m x 2.72m )  
Double glazed window to the rear elevation and radiator.

### Bedroom Three

10' 1" x 7' 5" ( 3.07m x 2.26m )  
Double glazed window to the front elevation.

### Shower Room

Double glazed windows to the rear and side elevation, suite comprising; shower cubicle with power shower, vanity wash hand basin, wc and radiator rail.

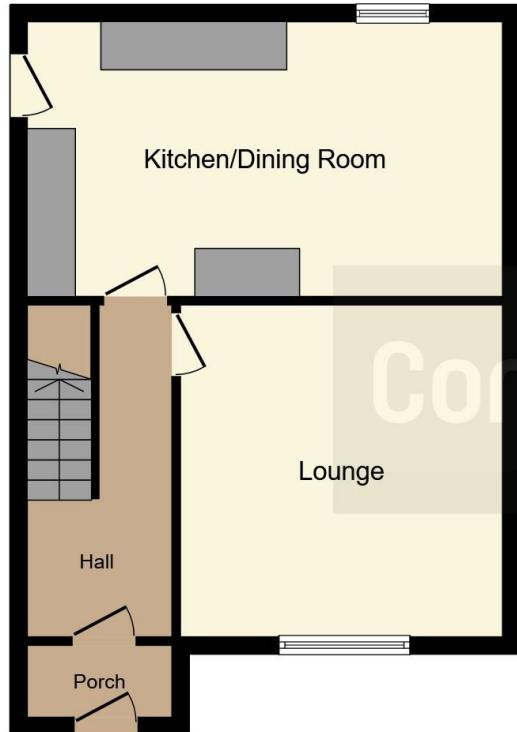
### Tandem Garage

25' 11" x 8' 2" ( 7.90m x 2.49m )  
Tandem length detached garage.

### Rear Garden

Patio with graveled area to the rear leading to the lawn with various plants and shrubs.





**Ground Floor**



**First Floor**

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)

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EPC Rating: C    Council Tax  
 Band: B

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