



**Connells**

Waterfront Way  
Walsall



### Property Description

Situated in a sought after location, this well-presented three bedroom, three storey townhouse offers spacious living accommodation with attractive canal views to the rear.

The property is arranged over three floors, providing generous living space ideal for families or investors. The accommodation includes three well-proportioned bedrooms, a spacious lounge, a modern fitted kitchen, and well-appointed bathrooms, with the flexible layout offering comfortable living throughout. One of the property's standout features is its peaceful rear aspect, overlooking the canal, creating an attractive setting to relax and enjoy the waterside views.

Further benefits include driveway for off road parking and no upward chain, allowing for a smoother and potentially quicker purchase,

Conveniently located within easy reach of local amenities, schools, transport links, and commuter routes, this fantastic home combines waterside living with everyday convenience, making it an excellent opportunity for a wide range of buyers.

Early viewing is highly recommended to fully appreciate the accommodation, location, and canal side setting this property has to offer.

### Access Via

A front door opening into:

### Entrance Hall

Having stairs rising to first floor, storage cupboard and doors to:

### Shower Room

Having a double glazed window to the side, shower cubicle, low level w.c, hand wash basin and extractor fan.

### Bedroom Three

Having a double glazed window and double glazed doors to rear garden and radiator.

### Garage

Having up and over door.

### First Floor Landing

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

### Lounge

Having two double glazed windows to the front, door to balcony and radiator.

### Kitchen/ Diner

Having a double glazed window to the rear, double doors to balcony, fitted kitchen with wall and base units and work tops over, one and a half bowl sink and drainer, gas hob with extractor hood over, oven, plumbing for washing machine, space for appliances and radiator.

## Second Floor Landing

Having cupboard housing boiler and doors to:

## Bedroom One

Having a double glazed window to the rear, double doors to balcony, fitted wardrobes, radiator and door to:

## En-Suite Bathroom

Having a bath, wash hand basin, low level w.c and complementary tiling.

## Bedroom Two

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

## En-Suite

Having a shower cubicle, low level w.c and hand wash basin.

## Outside

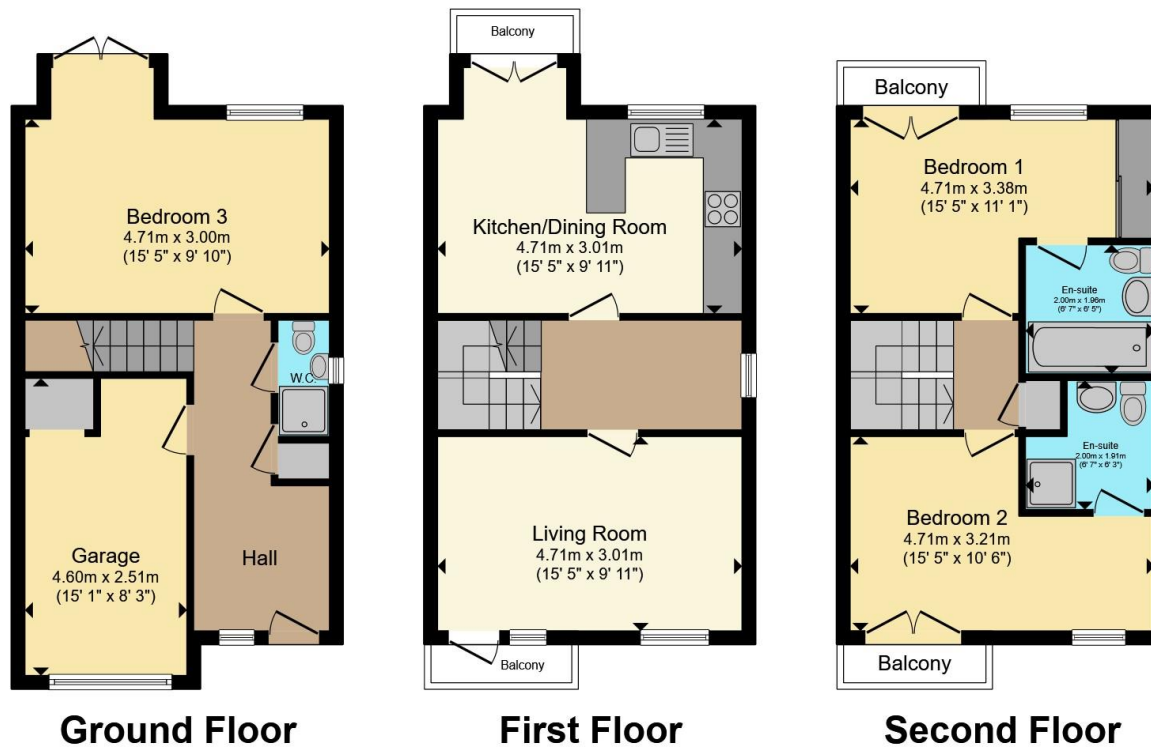
To the front of the property is a driveway for off road parking.

To the rear of the property is an enclosed courtyard area overlooking the canal.









Total floor area 116.2 m<sup>2</sup> (1,251 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



To view this property please contact Connells on

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EPC Rating: C Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/WSL319034](http://connells.co.uk/Property/WSL319034)**



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