



**Connells**

Buchanan Road  
Walsall



### Property Description

Internal viewing is highly advised to appreciate this beautifully presented FIVE BEDROOM family home offering spacious living accommodation throughout. Situated in one of Walsall most sought after locations close to well regarded schools this period style property boasts many original features and in brief comprises of three reception rooms, fitted breakfast kitchen, utility, cloakroom w.c, first floor bathroom and ensuite, second floor bathroom, rear garden and driveway providing ample off road parking.

### Access Via

A front door opening into:

### Porch Entrance

Having a window to the side and further door to:

### Entrance Hall

Having a double glazed window to the front, radiator, storage cupboard, tiled flooring and doors to:

### Lounge

17' into bay x 12' 8" plus recess ( 5.18m into bay x 3.86m plus recess )

Having a double glazed bay window to the front, feature fire place and radiator.

### Dining Room

19' 1" into bay x 12' 8" plus recess ( 5.82m into bay x 3.86m plus recess )

Having double glazed double doors to rear garden, feature fire place and radiator.



### Sitting Room

12' 4" x 10' 1" plus recess ( 3.76m x 3.07m plus recess )

Having a double glazed sliding doors to the rear and woodburner with feature fire place.

### Fitted Breakfast Kitchen

14' x 10' 8" ( 4.27m x 3.25m )

Having a double glazed window to the front, fitted kitchen with wall and base units and work tops over, basin sink, radiator and door to:

### Cloakroom W.C

Having a window to the garage, low level w.c and wash hand basin,

### Utility

Having wall and base units with work tops over, stainless steel sink and drainer, plumbing for washing machine and door to garage.

### First Floor

### Landing

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

### Bedroom One

16' 11" into bay x 12' 8" plus recess ( 5.16m into bay x 3.86m plus recess )

Having a double glazed bay window to the front, radiator and electric radiator.

## Bedroom Two

15' 11" x 13' 10" max ( 4.85m x 4.22m max )

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

## Bedroom Three

10' 4" max x 9' 8" ( 3.15m max x 2.95m )

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

## En-Suite

Having a double glazed window to the rear, shower cubicle, low level w.c, wash hand basin and heated towel rail.

## Bathroom

Having a double glazed window to the front and rear, roll top bath, double vanity unit with wash hand basin, low level w.c, shower cubicle and period radiator.

## Second Floor

## Bedroom Four

13' 11" max x 14' ( 4.24m max x 4.27m )

Being of restricted head height, having double glazed window to the front and radiator.

## Bedroom Five

13' 10" max x 8' 5" ( 4.22m max x 2.57m )

Having a double glazed window to the rear and radiator.

## Bathroom

Having a bath with shower over, low level w.c, wash hand basin, complementary tiling and heated towel rail.

## Outside

To the rear of the property is a slabbed patio area, steps down to lawned garden, panel fencing and cold water tap.

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

## Cellar

Having ample storage space.









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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57-59 Bridge Street  
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EPC Rating: E    Council Tax  
 Band: F

Tenure: Freehold

**view this property online [connells.co.uk/Property/WSL318344](http://connells.co.uk/Property/WSL318344)**



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