



**Connells**

Parkview Crescent  
WALSALL



### Property Description

Viewing is highly recommended on this three bedroom semi-detached family home. The property is conveniently positioned for local schools, amenities, motorway links and in brief comprises of lounge, dining area, kitchen, utility area, cloakroom w.c, first floor bathroom, driveway, rear garden and garage.

### Access Via

A front door opening into:

### Entrance Porch

Having further door to:

### Entrance Hall

Having stairs rising to first floor, radiator and door to:

### Lounge

12' 3" x 13' 6" ( 3.73m x 4.11m )

Having a double glazed window to the front, fire place, radiator and opening into:

### Dining Area

10' 4" max x 8' 2" max ( 3.15m max x 2.49m max )

Having sliding doors to rear garden and radiator.

### Kitchen

7' 1" x 10' 4" ( 2.16m x 3.15m )

Fitted kitchen with wall and base units and work tops over, sink and drainer, space for appliances and radiator.

### Utility Area

5' 5" x 10' 8" ( 1.65m x 3.25m )

Having a double glazed window to the side and rear, door to rear garden, base units with work tops over, stainless steel sink and drainer and boiler.

### Cloakroom W.C

Having a double glazed window to the front, low level w.c and hand wash basin.

### Storage Space

## First Floor

### Landing

Having a double glazed window to the side, loft access and doors to:

### Bedroom One

14' 9" max x 8' 2" max ( 4.50m max x 2.49m max )

Having a double glazed window to the front, fitted wardrobes and radiator.

### Bedroom Two

10' 5" x 6' 8" ( 3.17m x 2.03m )

Having a double glazed window to the front, storage cupboard and radiator.

### Bedroom Three

9' 1" x 9' 3" ( 2.77m x 2.82m )

Having a double glazed window to the rear and radiator.



### Bathroom

Having a double glazed window to the rear, bath with shower over, low level w.c, hand wash basin and radiator.

### Outside

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

To the rear of the property is an enclosed lawned garden.

### Garage

7' 8" x 22' 3" ( 2.34m x 6.78m )

Having up and over door.

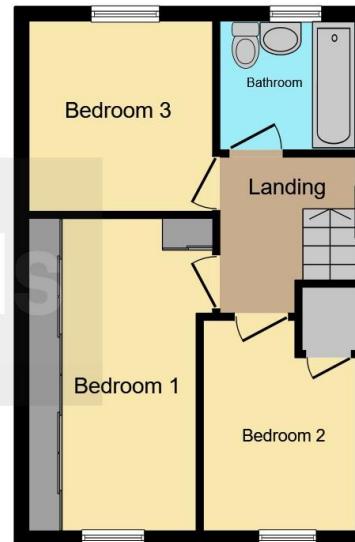








**Ground Floor**



**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)

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: C    Council Tax  
 Band: C

Tenure: Freehold

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