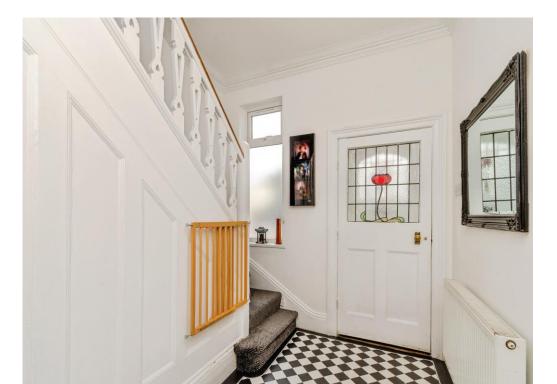


Connells

Buchanan Road Walsall







Property Description

This beautifully presented five bedrooms family home offers spacious living accommodation throughout and is situated in one of Walsall most sought after locations. 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 en-suite, 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 ($3.76m \times 3.07m$ 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.



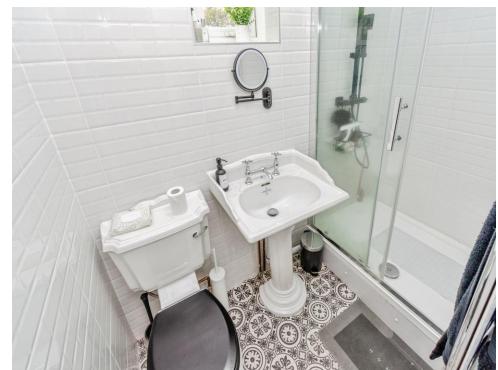


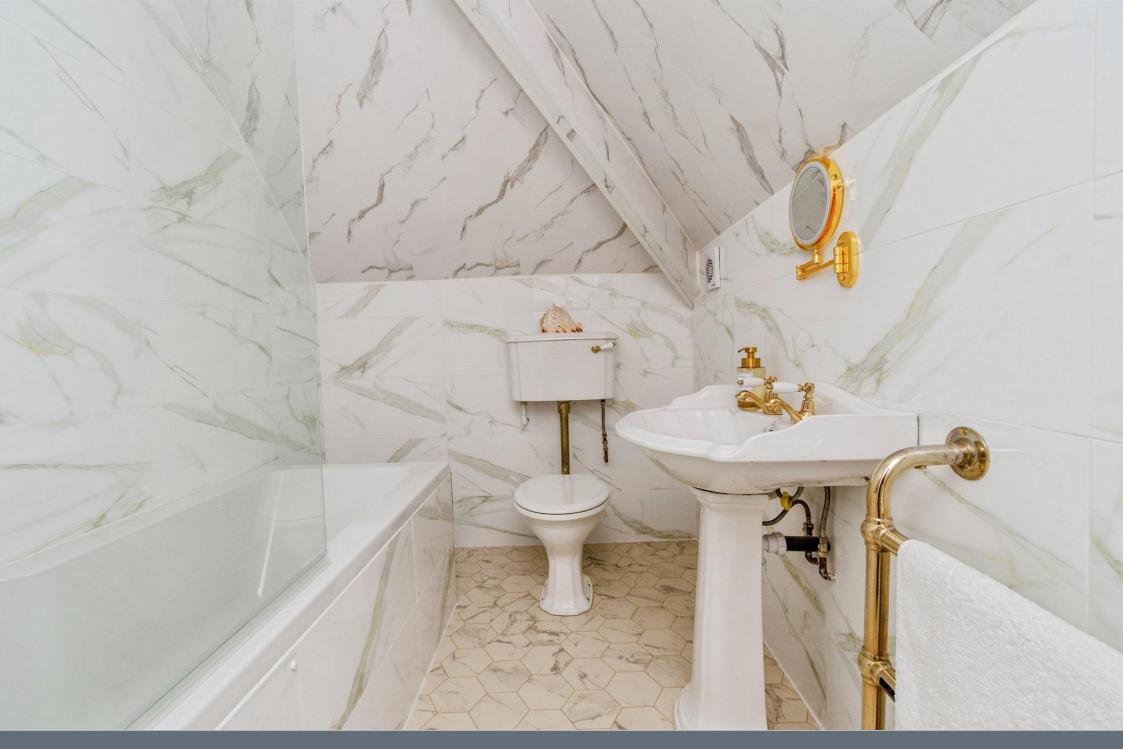












Residential Sales & Lettings | Mortgage Services | Conveyancing | Surveyors | Land & New Homes



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

To view this property please contact Connells on

T 01922 721 000 E walsall@connells.co.uk

57-59 Bridge Street WALSALL WS1 1JQ

EPC Rating: E Council Tax
Band: F

view this property online connells.co.uk/Property/WSL318344



Tenure: Freehold



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.