



Connells

Little Caldmore
WALSALL



Property Description

Internal viewing is highly advised to appreciate this well presented four bedroom family residence. This spaciouly proportioned property is situated in a popular residential location conveniently positioned for transport links, local amenities, schools and in brief comprises of two reception rooms, two kitchens, ground floor shower room, first floor family bathroom, driveway and rear garden.

Access Via

A front door opening into:

Entrance Hall

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

Reception Room One

Having a double glazed window to the front, gas fireplace and radiator.

Reception Room Two

Having a double glazed window to the front and side, two radiators and door to:

Kitchen One

Having a double glazed window to the front, fitted kitchen with wall and base units and work tops over, sink and drainer with mixer taps, oven and hob with cooker hood over, dishwasher, door to front, radiator and door to:

Shower Room

Having a double glazed window to the front, walk in shower, low level w.c, wash hand basin, radiator and complementary tiling.

Kitchen Two

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

Cellar

First Floor

Landing

Having loft access and doors to:

Bedroom One

Having a double glazed window to the side and radiator.

Bedroom Two

Having a double glazed window to the side and radiator.

Bedroom Three

Having a double glazed window to the front and side and radiator.

Bedroom Four

Having a double glazed window to the front and radiator.

Bathroom

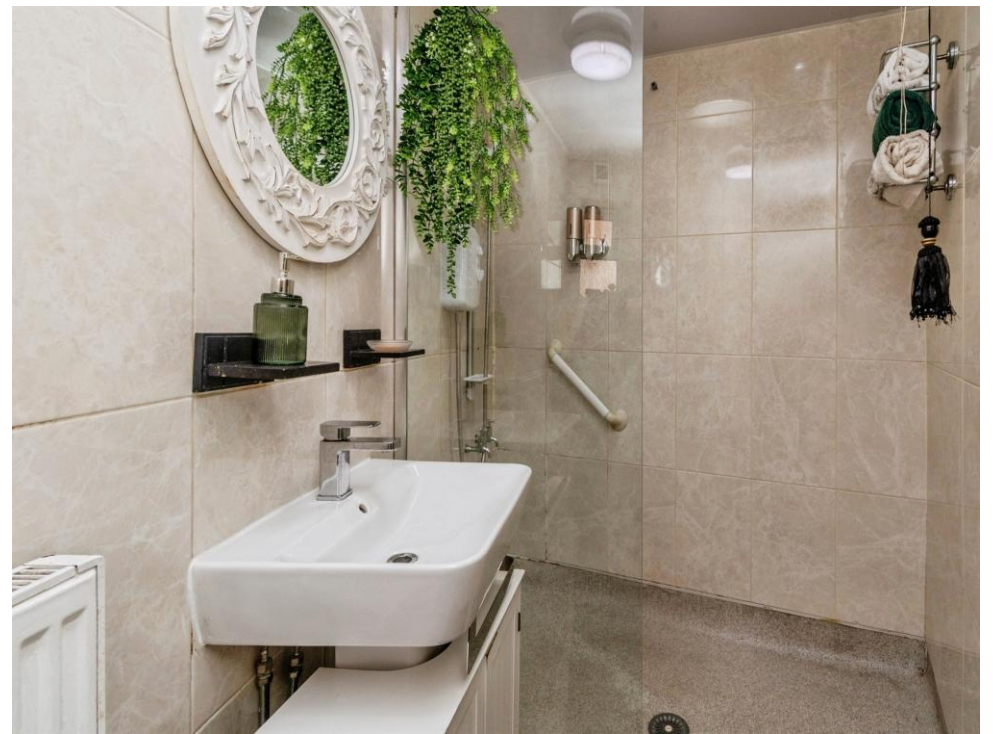
Having a double glazed window to the front, bath with shower over, low level w.c and hand wash basin.

Outside

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

To the rear of the property is a lawned garden with brick wall surround and path leading to door.









Total floor area 155.2 m² (1,670 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

Connells

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: Council Tax
 Awaited Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/WSL318887



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WSL318887 - 0004