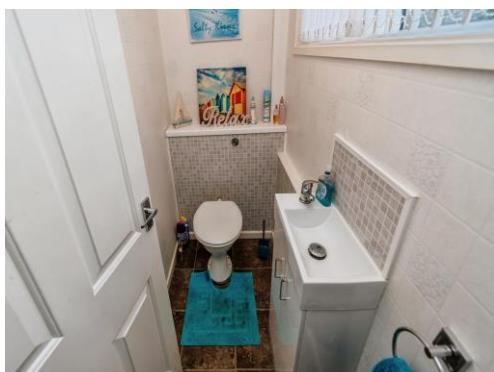
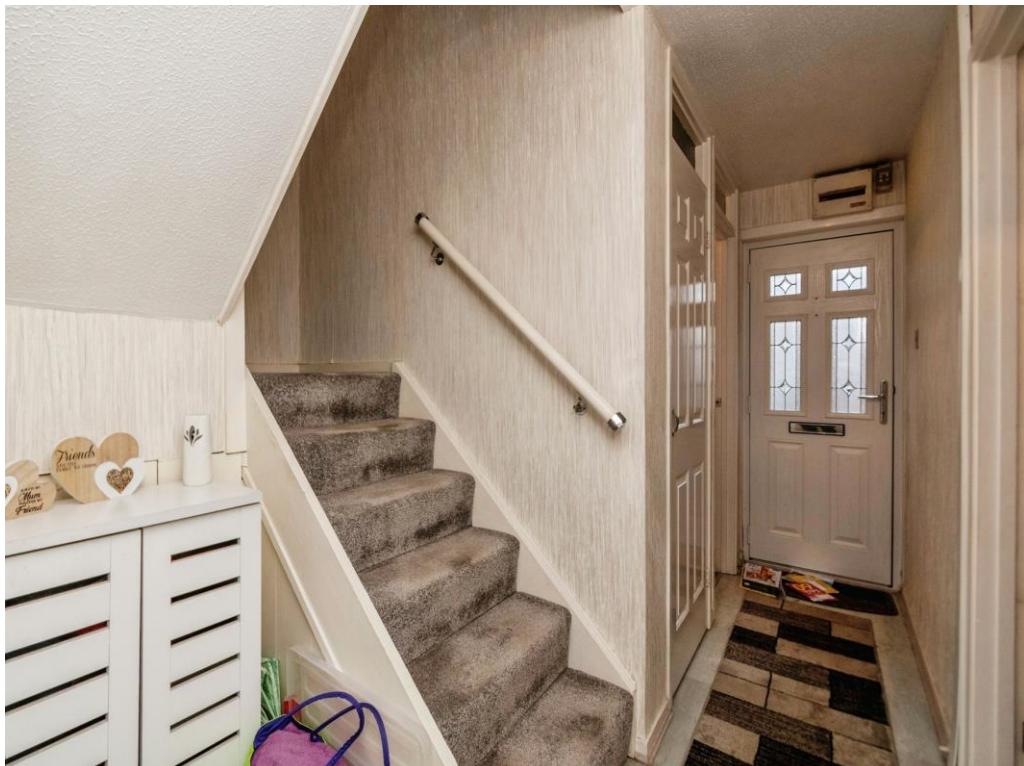




**Connells**

Wenlock Gardens  
Walsall



### Property Description

Fantastic opportunity to acquire this well presented three bedroom semi-detached family residence situated in a quiet cul-de-sac location. The property is conveniently positioned for local schools in a popular residential area and in brief comprises of entrance hall, walk in cloakroom, downstairs w.c, lounge/diner, kitchen, shower room and rear garden.

### Access Via

A front door opening into:

### Entrance Hall

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

### Walk In Cloakroom

Having storage space.

### Downstairs W.C

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

### Lounge/ Diner

21' x 11' 8" ( 6.40m x 3.56m )

Having a double glazed window to the front and rear and two radiators.

### Kitchen

12' 6" x 8' 2" ( 3.81m x 2.49m )

Having a double glazed window and door to rear, fitted kitchen with wall and base units and work tops over, stainless steel sink and drainer, oven and hob with cooker hood over, space for appliances, storage cupboard and radiator.

## First Floor

### Landing

Having loft access and doors to:

### Bedroom One

12' 4" x 11' 2" ( 3.76m x 3.40m )

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

### Bedroom Two

12' 4" x 10' 2" ( 3.76m x 3.10m )

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

### Bedroom Three

9' 10" x 6' 11" ( 3.00m x 2.11m )

Having a double glazed window to the front and radiator.

### Shower Room

9' 10" x 8' 6" ( 3.00m x 2.59m )

Having a double glazed window to the rear, shower cubicle, low level w.c, vanity unit with inset sink, airing cupboard housing boiler and radiator.

### Outside

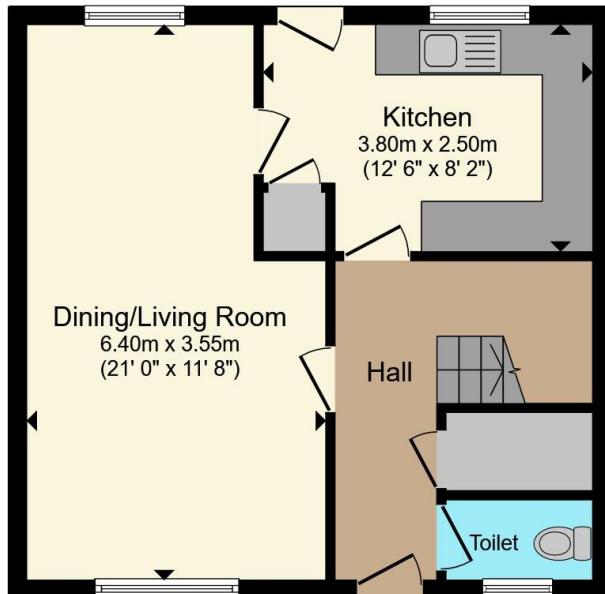
To the front of the property is a driveway for off road parking.

To the rear of the property is an enclosed lawned garden with panel fencing, slabbed patio area, gated side access and cold water tap.

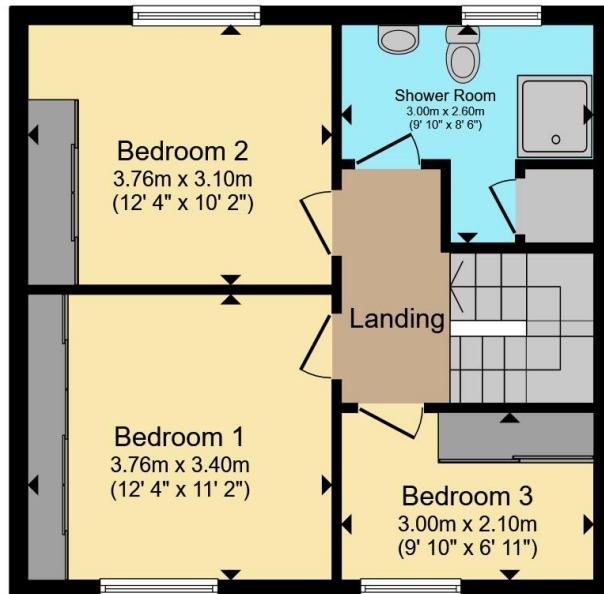








**Ground Floor**



**First Floor**

Total floor area 88.6 m<sup>2</sup> (954 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](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

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57-59 Bridge Street  
 WALSALL WS1 1JQ

EPC Rating:  
 Awaited

Council Tax  
 Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/WSL318534](http://connells.co.uk/Property/WSL318534)**



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.

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Property Ref: WSL318534 - 0003