



**Connells**

Copper Works Way  
WALSALL





## Property Description

This immaculately presented FOUR BEDROOM detached family residence must be viewed to appreciate the size and standard of accommodation it has to offer. The property benefits from many 'Smart' functions throughout, solar panels and briefly comprises of entrance hall, cloakroom w.c, lounge, open plan kitchen/diner, en-suite to master bedroom, family bathroom, enclosed rear garden, driveway and garage.

## Access Via

A front door opening into:

## Entrance Hall

Having storage cupboard, radiator and doors to:

## Cloakroom W.C

Having a smart toilet, hand wash basin, spot lights and radiator.

## Lounge

13' 5" x 13' 4" ( 4.09m x 4.06m )

Having a triple glazed bay window to the front, smart blinds and radiator.

## Kitchen/ Diner

Having a triple glazed window to the rear, fitted kitchen with wall and base units and

Quartz tops over, inset sink, integrated appliances including oven and hob with cooker hood over, fridge/freezer, washing machine, dishwasher, space for appliances, pantry, spot lights, boiler, radiator and door to rear garden.

## First Floor

## Landing

Having loft access, radiator and doors to:

## Bedroom One

Having a triple glazed window to the front, fitted wardrobes, radiator and doors to:

## En-Suite

Having a triple glazed window to the front, smart toiler, shower cubicle, wash hand basin and heated towel rail.

## Bedroom Two

13' 5" x 10' 6" ( 4.09m x 3.20m )

Having a triple glazed window to the front and radiator.

## Bedroom Three

13' 5" x 9' 2" ( 4.09m x 2.79m )

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

## Bedroom Four

9' 2" x 8' 10" ( 2.79m x 2.69m )

Having a triple glazed window to the rear, storage space and radiator.

## Bathroom

Having a triple glazed window to the rear, bath with shower over, smart toilet, wash hand basin, spot lights and heated towel rail.

## 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, slabbed patio area and gated side access.

## Garage

Having up and over door, power and lighting.

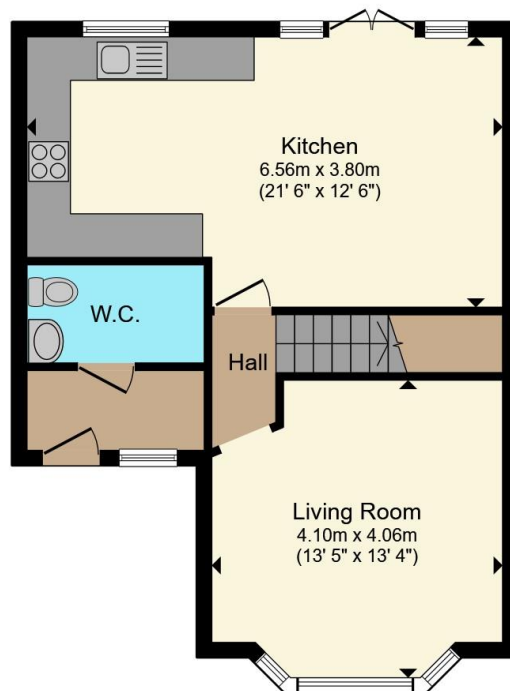












**Ground Floor**



**First Floor**

Total floor area 113.3 m<sup>2</sup> (1,220 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**

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EPC Rating: A Council Tax  
Band: E

Tenure: Freehold

**view this property online [connells.co.uk/Property/WSL318470](http://connells.co.uk/Property/WSL318470)**



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