



Connells

Ramillies Crescent  
Walsall



### Ground Floor

#### Hallway

Having double glazed front entrance door, double glazed windows, ceiling light point, tiled flooring and door to open plan area

#### Open Plan Kitchen/Diner

Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a sink/drainer, tiled splash-backs, integrated oven, extractor hood, space for appliances, ceiling light point, radiator, double glazed windows to the front aspect, tiled flooring, space for dining furniture and double doors to the lounge

#### Lounge

Having double glazed sliding doors to the rear aspect, stairs to the first floor, fireplace, radiator, ceiling light point and carpeted flooring



## First Floor

### Landing

Having carpeted flooring, ceiling light point, loft access and doors to bedrooms and bathroom

### Bedroom 1

Having a double glazed window to the rear aspect, built in wardrobes, radiator, ceiling light point and laminate flooring

### Bedroom 2

Having a double glazed window to the front aspect, radiator, ceiling light point and laminate flooring

### Bedroom 3

Having a double glazed window to the front aspect, radiator, ceiling light point and laminate flooring

### Bathroom

Having a double glazed window to the front aspect, WC, wash hand basin, bath with shower over, ceiling light point, tiled walls and vinyl flooring

## Outside

### Front

Having a low level brick wall, gravel front garden and paved pathway to the front entrance door

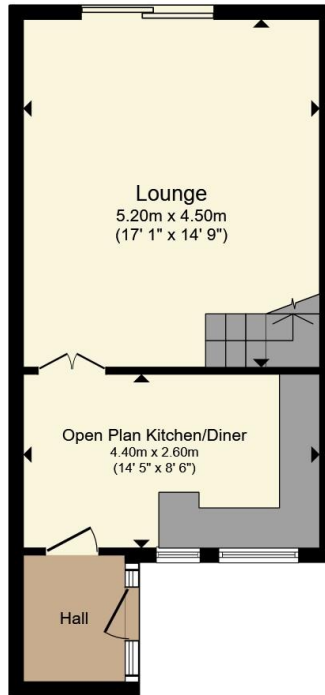
### Rear

Having a paved patio area, laid to lawn and a paved pathway to the gated rear access

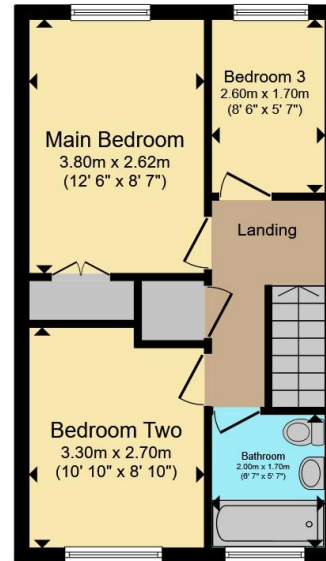








**Ground Floor**



**First Floor**

Total floor area 72.9 m<sup>2</sup> (784 sq.ft.) approx

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EPC Rating: C Council Tax  
Band: A

Tenure: Freehold

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