



**Connells**

Station Street  
Cheslyn Hay, Walsall



### Ground Floor

#### Hallway

Having a double glazed front entrance door, radiator, ceiling light point, storage cupboard, stairs to first floor and doors to lounge and kitchen

#### Lounge

19' 4" x 10' 8" ( 5.89m x 3.25m )

Having a double glazed bay window to the front aspect, two ceiling light points, fireplace and wood flooring

#### Kitchen/Diner

20' 11" x 14' 4" ( 6.38m x 4.37m )

Being a fitted kitchen with a range of high gloss wall, base and drawer units, a one and a half bowl sink/drain, integrated oven and microwave, induction hob with extractor hood over, wine fridge, ceiling spotlights, radiator, TV point, ceiling light point, space for dining furniture, double glazed windows to the rear aspect, double glazed windows and doors to the rear garden

#### W.C

Having a double glazed window to the front aspect, WC, wash hand basin, radiator, ceiling light point and tiled walls & flooring



## First Floor

### Landing

Having double glazed windows to the front and side aspect, carpeted flooring, radiator, ceiling light point, doors to bedrooms 1 and 4 and stairs to second floor

### Bedroom 1

14' 4" x 11' 11" ( 4.37m x 3.63m )

Having a double glazed window to the front aspect, radiator, ceiling light point, carpeted flooring and door to en-suite

### En-Suite

Having a double glazed window to the side aspect, WC and wash hand basin vanity, shower cubicle, ceiling light point and tiled walls & flooring

### Bedroom 4

11' 6" x 11' 1" ( 3.51m x 3.38m )

Having a double glazed window to the rear aspect, radiator, ceiling light point and carpeted flooring

### Bathroom

Having a double glazed window to the aspect, WC, wash hand basin, bath, shower cubicle, airing cupboard, ceiling light point, part tiled walls and tiled flooring

## Second Floor

### Landing

Having carpeted flooring, storage cupboard, ceiling light point and doors to bedroom 2 and 3

### Bedroom 2

17' 11" x 9' 9" ( 5.46m x 2.97m )

Having two double glazed skylight windows to the front aspect, radiator, ceiling light point and carpeted flooring

### Bedroom 3

17' 7" x 9' 10" ( 5.36m x 3.00m )

Having two double glazed skylight windows to the rear aspect, radiator, ceiling light point and carpeted flooring

### Outside

### Front

Having gated access to the gravel driveway, suitable for multiple vehicles and gated access to the rear garden

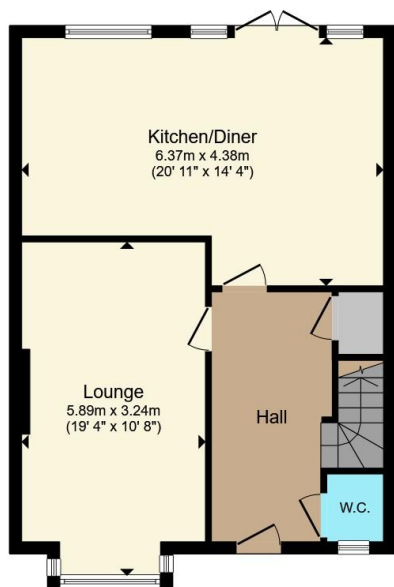
### Rear

Having a paved patio area and laid to lawn

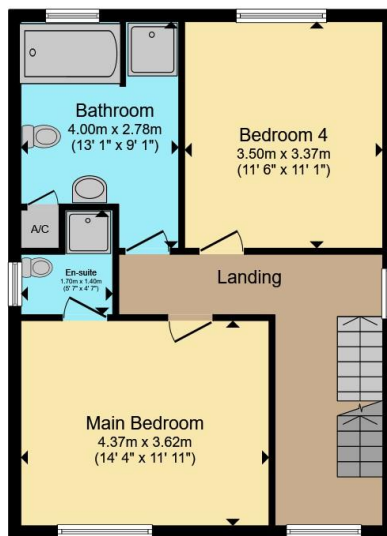




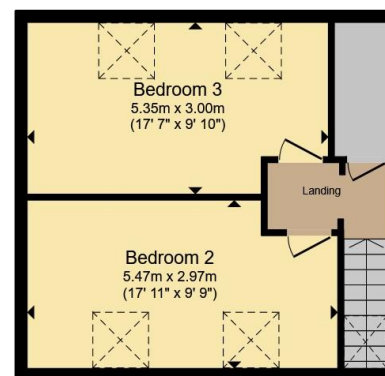




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 153.2 m<sup>2</sup> (1,649 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: C Council Tax  
Band: E

Tenure: Freehold

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