



**Connells**

Basalt Lane  
WEDNESBURY



### Property Description

Connells Estate Agents have got something special for you – a fantastic detached home in Darlaston that's ready and waiting for its new owners. The best part? No upward chain means a smoother move for you!

Imagine a bright, spacious living room that instantly makes you feel at home, and a handy downstairs loo for convenience. But the real show stopper? The open plan kitchen-diner that'll make your heart skip a beat! With gorgeous skylights flooding the space with natural light and French doors opening to a beautiful rear garden, it's basically the dream living space you've been looking for.

Upstairs, you'll find three really generous bedrooms that are perfect for family life. The family bathroom is a total winner – complete with both a bath and a separate shower, so everyone's sorted.

And just when you thought it couldn't get better, there's a stunning master suite on the second floor. We're talking skylight windows that'll make you feel like you're waking up in a boutique hotel, plus a sleek ensuite shower room that'll make your morning routine a total breeze.

Outside, you've got off-road parking, a garage for all your storage needs, and a beautifully turfed rear garden that's just waiting for summer barbecues and lazy weekend relaxation.

### Entrance Hallway

Double glazed door to front, laminate flooring, ceiling light point, radiator, stairs to first floor landing, doors to WC, reception room and kitchen.

### W.C

Double glazed window to front, WC, wash hand basin, laminate floor, radiator and ceiling

light point.

### Reception Room

18' 2" x 10' 1" ( 5.54m x 3.07m )  
Double glazed bay window to front, carpeted, ceiling light point and radiator.

### Kitchen Diner

16' 2" max x 17' 8" max ( 4.93m max x 5.38m max )  
Double glazed window to rear, double glazed French doors to rear giving access to the rear garden, three skylight windows, fitted with a range of wall and base units with work surfaces over including island, one and a half bowl sink and drainer, tiled splash backs, double electric oven, gas hob with cooker hood over, integrated fridge freezer, radiator, ceiling spotlights, laminate floor and door to the utility cupboard housing plumbing for washing machine.

### First Floor Landing

Radiator, doors to bedrooms; two, three, four and the shower room, plus stairs leading to the second floor landing.

### Bedroom Two

10' 10" x 9' ( 3.30m x 2.74m )  
Double glazed window to rear, carpeted, ceiling light point and radiator.

### Bedroom Three

10' 5" x 8' 11" ( 3.17m x 2.72m )  
Double glazed window to front, carpeted, ceiling light point and radiator.

### **Bedroom Four**

6' 6" x 8' 3" ( 1.98m x 2.51m )

Double glazed window to rear, carpeted, ceiling light point and radiator.

### **Shower Room**

Double glazed window to front, bath, shower cubicle, WC, vanity wash hand basin, tiled splash back, laminate flooring, ceiling spotlights and radiator.

### **Second Floor Landing**

Double glazed window to rear, radiator, doors to bedroom one and storage cupboard.

### **Bedroom One**

12' max x 17' 8" max ( 3.66m max x 5.38m max )

Three double glazed skylights to the front, carpeted, ceiling light point, radiator and door to en suite.

### **En Suite**

Double glazed skylight window to rear, shower cubicle, WC, vanity wash hand basin, splash back tiling, laminate flooring, ceiling spotlights and radiator.

### **Garage**

Up and over door, power and lighting, door to side leading to rear garden.

### **Outside**

Front:

Tarmac driveway to side and pathway to front door.

Rear:

Block paved patio, lawn and side access.

### **Agents Note**

Managed Freehold - Vendor has advised us that there is a service charge payable £175 per year for common areas/ shared amenities to Trust Green





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.focalagent.com](http://www.focalagent.com)

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EPC Rating: B Council Tax  
 Band: B

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Tenure: Freehold



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