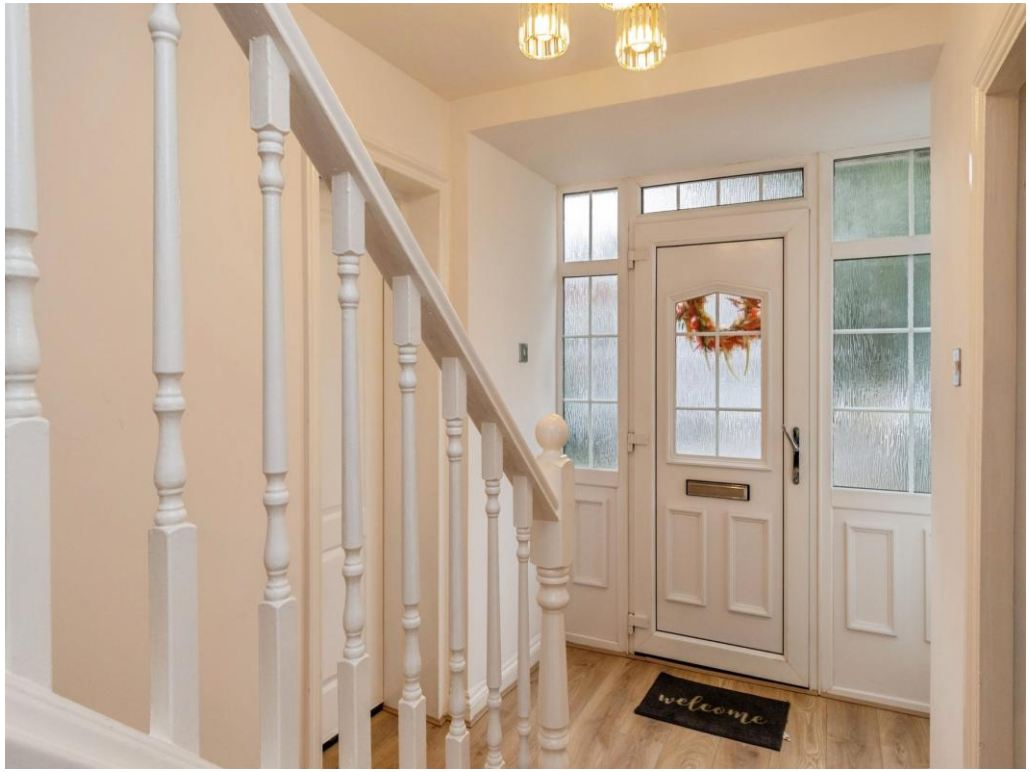


Connells

Spring Lane
WALSALL

Spring Lane
WALSALL WS4 1AT

for sale offers in excess of
£280,000







Property Description

Situated on Spring Lane, WS4, this attractive three-bedroom semi-detached property offers spacious and versatile accommodation, making it an ideal purchase for families, first-time buyers and those looking for additional space to work from home. The property benefits from three well-proportioned bedrooms, alongside a separate dining room, providing the perfect space for family meals and entertaining guests. A particularly appealing feature is the separate home office, ideal for anyone working remotely or requiring a dedicated study or hobby room. The property is ideally positioned for a range of local amenities, with everyday shopping facilities, local shops and services close at hand. The area also benefits from convenient public transport links, with local bus services providing connections towards Walsall and surrounding areas. Bloxwich and Walsall railway stations are also within reach, offering further connections for commuters. Families will appreciate the choice of nearby schools, including St Francis Catholic Primary School, Greenfield Primary School and Ormiston Shelfield Community Academy, making this a convenient location for those with school-age children. With its versatile living accommodation, separate dining room and valuable home-office space, this property offers a fantastic opportunity to acquire a well-located family home in the popular WS4 area.

Access Via

A front door opening into:

Entrance Hall Having storage cupboard, radiator and doors to:

Lounge

Having a double glazed window to the front, gas fire place, radiator and opening into:

Dining Room

Having french doors to rear garden, radiator and opening into:

Kitchen/Diner

Having double doors to rear garden, double glazed window to the rear, fitted kitchen with wall and base units and work tops over, sink and drainer, gas hob with cooker hood over, double oven, space for appliances and radiator.

Study

Having meter cupboard, storage cupboard, radiator and door to:

W.C

Having a low level w.c, sink and radiator.

First Floor

Landing

Having boiler cupboard, loft access with drop down ladder and doors to:

Bedroom One

Having a double glazed window to the rear and radiator.

Bedroom Two

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

Bedroom Three

Having a double glazed window to the front and radiator.

Shower Room

Having double glazed windows to the rear, shower, low level w.c, hand wash basin and radiator.

Outside

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

To the rear of the property is a slabbed patio, lawned garden and panel fencing.

Agents Notes

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.







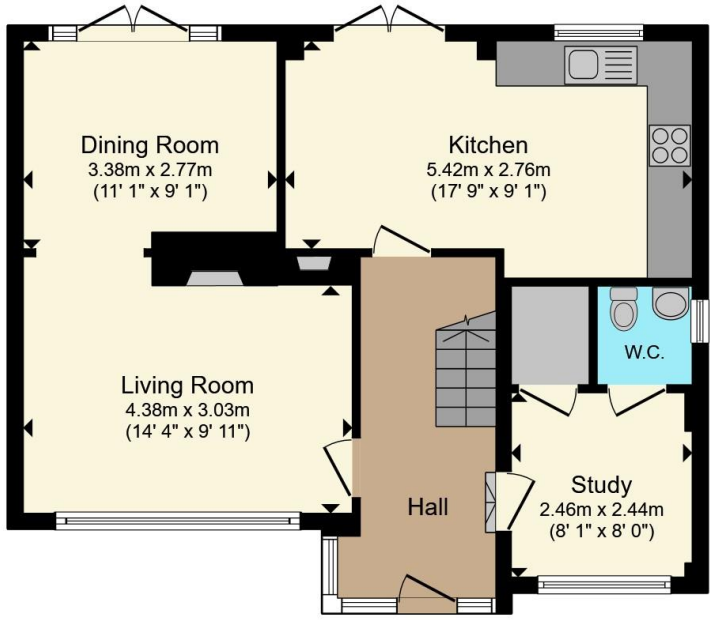




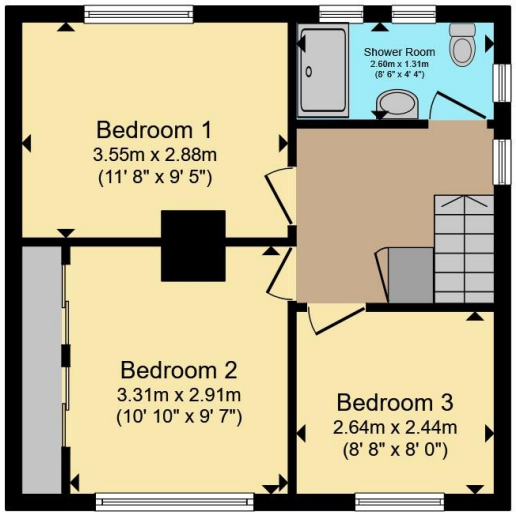








Ground Floor



First Floor

Total floor area 100.1 m² (1,078 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

Connells

To view this property please contact Connells on

T 01922 721 000
E walsall@connells.co.uk

57-59 Bridge Street
WALSALL WS1 1JQ

EPC Rating: C

Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WSL319333

The Property Ombudsman

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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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.