



Connells

Birmingham Road  
Walsall



### Property Description

Fantastic opportunity to purchase this deceptively spacious four bedroom Period style family home in a much sought after area of Walsall close to well regarded schools. the property boasts many original features throughout and in brief comprises of three reception rooms, kitchen, utility, w.c, cellar, family bathroom and enclosed rear garden.

### Access Via

A front door opening into:

### Porch Entrance

Having Minton tiled flooring and door to:

### Entrance Hall

Having stairs rising to first floor, radiator and doors to:

### Reception Room

16' x 13' ( 4.88m x 3.96m )

Having a double glazed bay window to the front and radiator.

### Living Room

12' 6" x 12' 6" ( 3.81m x 3.81m )

Having a double glazed window to the rear, gas fire and radiator.

### Dining Room

11' 7" x 10' 11" ( 3.53m x 3.33m )

Having a double glazed window to the side, gas fire and door to:

### Kitchen

9' 10" x 10' 11" ( 3.00m x 3.33m )

Having a double glazed window to the side, fitted kitchen with wall and base units and work tops over, stainless steel sink and drainer, space for appliances and door to:

### Utility

10' 11" x 9' 2" ( 3.33m x 2.79m )

Having a double glazed window to the rear and side, base units and work tops over, space for appliances, boiler and door to:

### W.C

Having a low level w.c.

### First Floor

### Landing

Having storage cupboard and doors to:

### Bedroom One

12' 6" x 12' 6" ( 3.81m x 3.81m )

Having a double glazed window to the rear and radiator.

### Bedroom Two

10' 2" x 12' 2" ( 3.10m x 3.71m )

Having a double glazed window to the front and radiator.

### Bedroom Three

10' 6" x 10' ( 3.20m x 3.05m )

Having a double glazed window to the rear and radiator.

### Bedroom Four

8' 11" x 9' 3" ( 2.72m x 2.82m )

Having a double glazed window to the front, storage cupboard and radiator.

### Bathroom

Having a double glazed window to the side, shower cubicle, low level w.c, hand wash basin and radiator.

### Second Floor

#### Attic Room

14' 9" x 8' 2" ( 4.50m x 2.49m )

Having a double glazed window to the side and storage in eaves.

### Outside

To the rear of the property is an enclosed lawned garden, slabbed patio area, mature borders and shrubs, water tap and gated side access.

### Cellar

Having storage space.









Total floor area 180.2 m<sup>2</sup> (1,939 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)



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EPC Rating: D Council Tax Band: C

Tenure: Freehold

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