



**Connells**

Ragstone Close  
Walsall



### Property Description

Internal viewing is highly recommended to appreciate this beautifully presented four bedroom family residence. The property offers spacious living accommodation throughout and briefly comprises of ground floor shower room, utility, first floor open plan kitchen/diner and lounge, second floor bathroom, en-suite to master bedroom, driveway, garage and south facing rear garden.

### Access Via

A front door opening into:

### Entrance Hall

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

### Cloakroom W.C

Having a double glazed window to the front, low level w.c, hand wash basin and complementary tiling.

### Shower Room

Having a shower cubicle, wash hand basin, heated towel rail and complementary tiling.

### Utility Room

7' 11" max x 5' 11" max ( 2.41m max x 1.80m max )

Having a double glazed door to rear garden, plumbing for washing machine and boiler.

### Bedroom Four

9' 2" x 12' 1" ( 2.79m x 3.68m )

Having a double glazed window to the rear, fitted wardrobe and desk drawers and radiator.

### First Floor Landing

Having doors to:

### Kitchen/ Diner

17' 8" x 9' 11" ( 5.38m x 3.02m )

Having two double glazed windows to the rear, fitted kitchen with wall and base units and work tops over, stainless steel sink and drainer, integrated oven and hob with cooker hood over.

### Lounge

19' 2" x 17' 9" max ( 5.84m x 5.41m max )

Having two double glazed windows to the front and two radiators.

### Second Floor Landing

Having loft (boarded) access point, storage cupboard housing hot water tank, radiator and doors to:

### Master Bedroom

15' 3" plus fitted wardrobes x 9' 11" max ( 4.65m plus fitted wardrobes x 3.02m max )

Having two double glazed windows to the rear, fitted wardrobes, radiator and door to:

### En-Suite

Having a shower cubicle, wash hand basin, low level w.c and heated towel rail.

## Bedroom Two

9' 9" plus fitted wardrobes x 10' ( 2.97m plus fitted wardrobes x 3.05m )

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

## Bedroom Three

9' 4" x 7' 3" ( 2.84m x 2.21m )

Having a double glazed window to the front and radiator.

## Bathroom

Having a bath with shower over, low level w.c, wash hand basin and heated towel rail.

## Outside

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

To the rear of the property is a decking area, astro turf, panel fencing, lighting, power points, cold water tap and gated access to alleyway.

## Garage

17' 7" x 8' 8" ( 5.36m x 2.64m )

Electric roller front garage.







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: Deleted

Tenure: Freehold

**view this property online [connells.co.uk/Property/WSL318403](https://www.connells.co.uk/Property/WSL318403)**



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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](https://www.connells.co.uk) | [www.rightmove.co.uk](https://www.rightmove.co.uk) | [www.zoopla.co.uk](https://www.zoopla.co.uk)**

Property Ref: WSL318403 - 0005