



**Connells**

Springfields  
Walsall



### Property Description

A fantastic opportunity to acquire this beautifully presented two/three bedroom dormer bungalow. Internal viewing is highly advised to appreciate this family home conveniently positioned for local amenities, schools and briefly comprising of living room, open plan kitchen/diner, recently re-fitted ground floor bathroom, front and rear gardens.

### Access Via

A front door opening into:

### Entrance Hall

Having stairs to first floor and door to:

### Living Room

10' 3" x 16' 11" ( 3.12m x 5.16m )

Having a double glazed bay window to the front, feature fire place, radiator and door to:

### Kitchen/ Diner

11' 9" x 15' 3" ( 3.58m x 4.65m )

Having double glazed window and doors to rear garden, fitted kitchen with wall and base units and work tops over, stainless steel sink and drainer, oven and hob with cooker hood over, integrated dishwasher, space for appliances, GCH boiler and radiator.

### Bathroom

Having a double glazed window to the rear, bath, shower cubicle, low level w.c, hand wash basin, heated towel rail and spot lights.

### Reception Room / Bedroom

11' 11" x 9' 11" ( 3.63m x 3.02m )

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

## First Floor

### Landing

Having storage cupboard, loft access and doors to:

### Bedroom One

9' 10" x 13' 9" ( 3.00m x 4.19m )

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

### Bedroom Two

10' 2" x 11' 8" ( 3.10m x 3.56m )

Being of restricted head height, having a double glazed window to the side and radiator.

### Outside

To the front of the property is a lawned fore garden.

To the rear of the property is a slabbed patio area, lawns, cold water tap and gated side access.









**Ground Floor**



**First Floor**

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)

To view this property please contact Connells on

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EPC Rating: D    Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/WSL318019](http://connells.co.uk/Property/WSL318019)**



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Property Ref: WSL318019 - 0009