



Connells

Sunbeam Drive  
Walsall



### Front

Having a communal brick paved front garden

### Hallway

Having a double glazed front entrance door and doors to kitchen, living room and bathroom

### Kitchen

Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a sink/drain, tiled splash-backs, space for appliances, ceiling light point, laminate flooring and a double glazed window to the front aspect

### Living Room

Having a double glazed window to the rear aspect, fireplace, radiator, wall lights, ceiling light point, laminate flooring and doors to hallway and bedroom



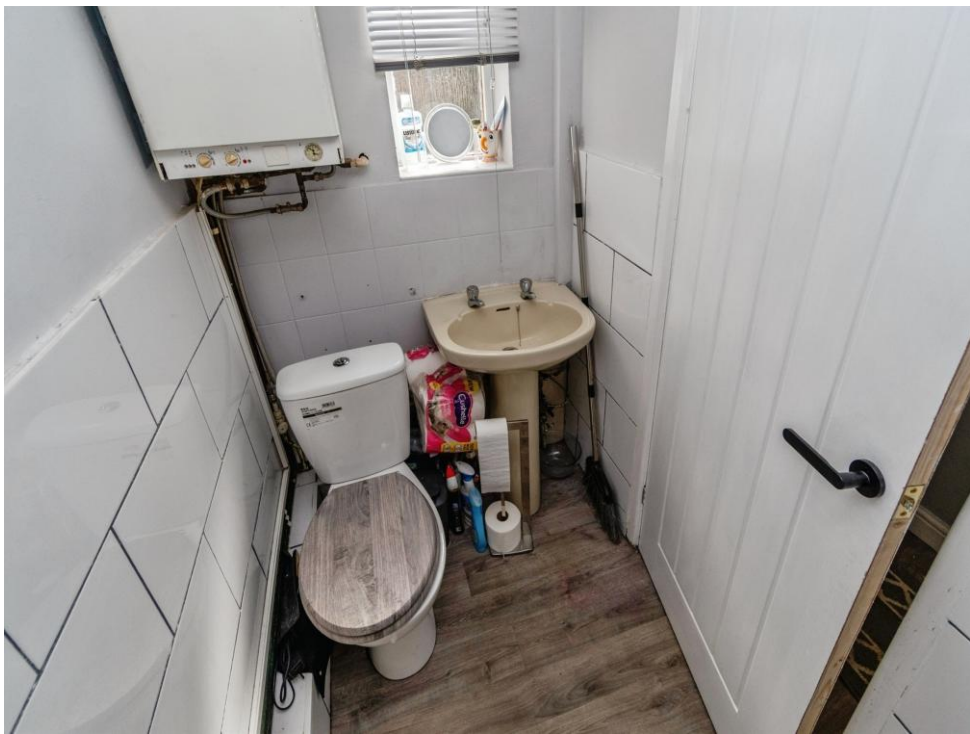
## Bedroom

Having a double glazed window to the rear aspect, radiator, ceiling light point, storage cupboard and carpeted flooring

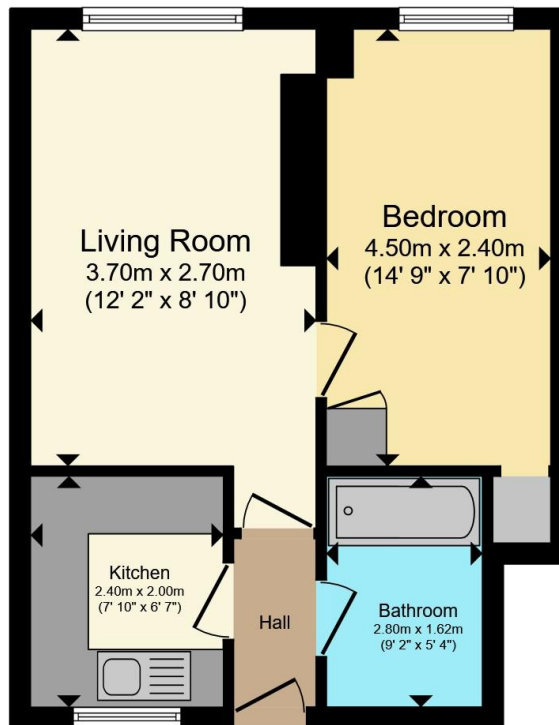
## Bathroom

Having a double glazed window to the front aspect, WC, wash hand basin, part tiled walls, bath with shower over, ceiling light point and vinyl flooring









Total floor area 36.7 m<sup>2</sup> (396 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: C Council Tax  
 Band: A

Tenure: Freehold

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