



Connells

Walsall Road
Great Wyrley, Walsall



Entrance Porch

Having a UPVC front entrance door, carpeted flooring, double glazed window to the front aspect.

Entrance Hallway

Having a UPVC entrance door, carpeted flooring, ceiling light point, radiator, stairs leading to First Floor, doors leading to living room, kitchen and shower room.

Living Room

17' 7" x 11' 6" (5.36m x 3.51m)

Having a double glazed door to the front, double doors into the conservatory, carpeted flooring, electric fire, ceiling light point and radiator.

Kitchen

13' 9" max x 11' 10" (4.19m max x 3.61m)

Having a double glazed window and double glazed door to the rear aspects, laminate flooring, being a fully fitted kitchen with laminate work tops, extractor hood, gas hob, integral oven, sink and drainer, radiator and ceiling light point.

Conservatory

9' 2" x 6' 11" (2.79m x 2.11m)

Having a double glazed window to the rear aspect and double glazed french doors leading to the rear garden.

Wet Room

Being a wet room with WC, hand wash basin with storage underneath, storage cupboard, electric shower, double glazed window to the side aspect, radiator, ceiling light point.



First Floor

Landing

Having carpeted flooring, doors to bedrooms and WC, ceiling light point.

Bedroom 1

15' 7" x 9' 9" (4.75m x 2.97m)

Having carpeted flooring, ceiling light point, radiator, double glazed window to the rear aspect.

Bedroom 2

11' 7" x 9' 11" max (3.53m x 3.02m max)

Having carpeted flooring, ceiling light point, radiator, double glazed window to the rear aspect.

Bedroom 3

9' 11" x 7' 11" (3.02m x 2.41m)

Having carpeted flooring, radiator, ceiling light point, double glazed window to the front aspect.

WC

Having carpeted flooring, ceiling light point, WC, hand wash basin, double glazed window to the front aspect.

Outside

Front

Having a brick paved driveway suitable for multiple vehicles, fences surrounding, access to the rear.

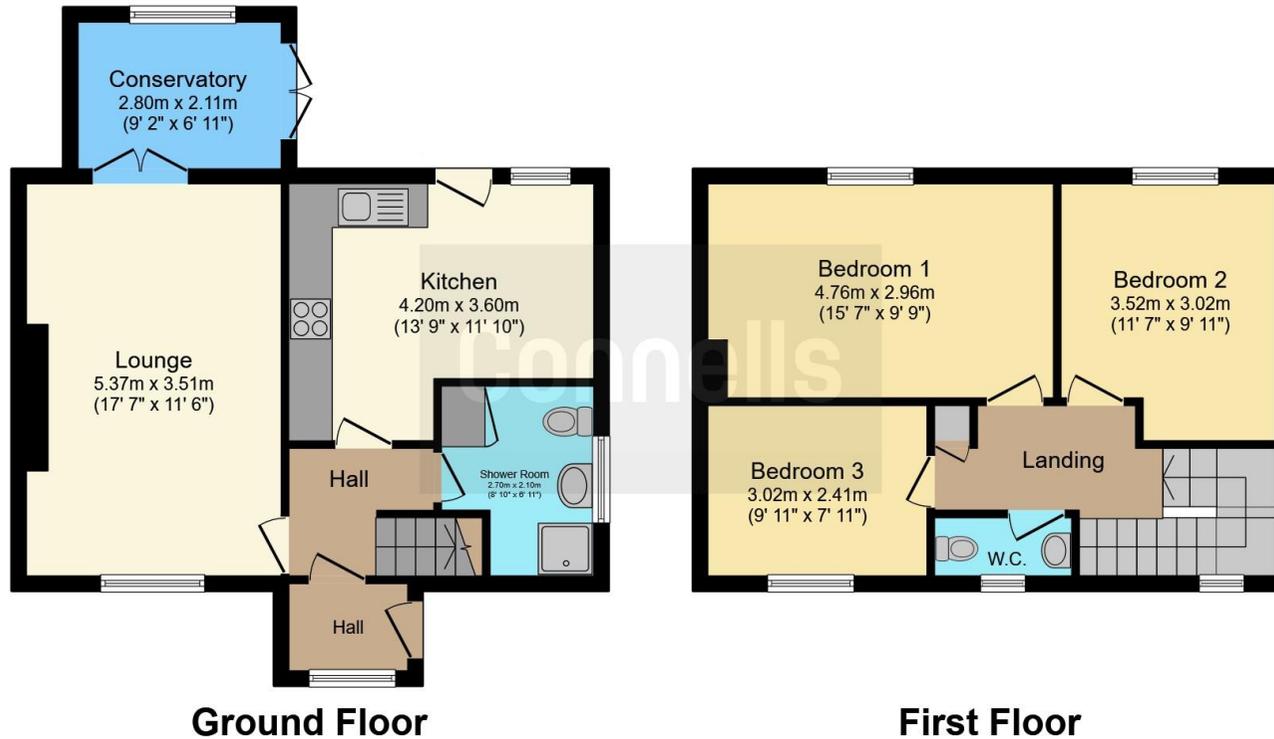
Rear

Being a large enclosed rear garden with laid to lawn and patio areas, ideal for entertaining.









Total floor area 92.2 m² (992 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.focalagent.com

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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

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Property Ref: CNK107824 - 0003