



Connells

Sutton Road
WALSALL



Property Description

An Extended & Exceptionally Presented Three-Bedroom Family Home in a Highly Sought-After Location

Situated on the popular Sutton Road, this beautifully extended three-bedroom family home offers spacious, stylish and immaculately presented accommodation throughout, making it an ideal purchase for growing families. The welcoming entrance hallway leads to a bright and spacious lounge ideal for both relaxing and entertaining. The heart of the home is the impressive extended open-plan kitchen and family dining area, thoughtfully designed to provide contemporary living space with ample room for everyday family life and social gatherings. To the first floor are three well-proportioned bedrooms, all presented to an exceptional standard, together with a modern family bathroom finished with quality fixtures and fittings. Externally, the property benefits from a generous driveway providing ample off-road parking, while to the rear is a beautifully maintained private garden offering the perfect space for outdoor entertaining, children's play and family enjoyment. Occupying a prime residential position within one of Walsall's most desirable areas, the property enjoys excellent access to highly regarded schools, local amenities, transport links and nearby green spaces, making it perfectly suited to modern family living. Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

Access Via

A front door opening into:

Porch Entrance

Having double glazed window to the front and further door to:

Entrance Hall

Having radiator and doors to:

Open Plan Kitchen/ Lounge

Lounge area:

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

Kitchen area:

Having a double glazed window to the front, fitted kitchen with wall and base units and work tops over, inset sink with mixer taps, integrated appliances including oven and hob, extractor hood, dishwasher, wine cooler, space for appliances, feature radiator, spotlights and door to:

Utility Room

Having a double glazed window to the rear, door to rear garden, double Belfast sink and plumbing for washing machine.

Office

Having a double glazed window to the side, boiler and radiator.

Cloakroom W.C

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

First Floor

Landing

Having a double glazed window to the side and doors to:

Bedroom One

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

Bedroom Two

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

Bedroom Three

Having a double glazed window to the front, fitted wardrobes 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 complementary tiling.

Outside

To the front of the property is a tarmacadam driveway for off road parking, gated side access and EV charger.

To the rear of the property is a slabbed patio area, enclosed lawned garden, electric point and cold water tap.

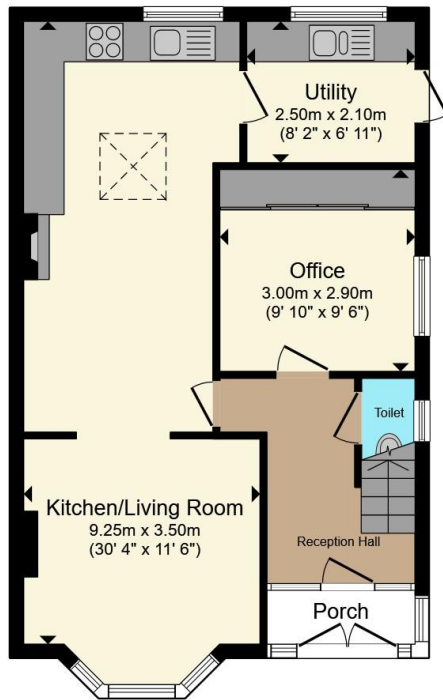
Garage

Having up and over door, door to side, double glazed window to the rear and electric points.

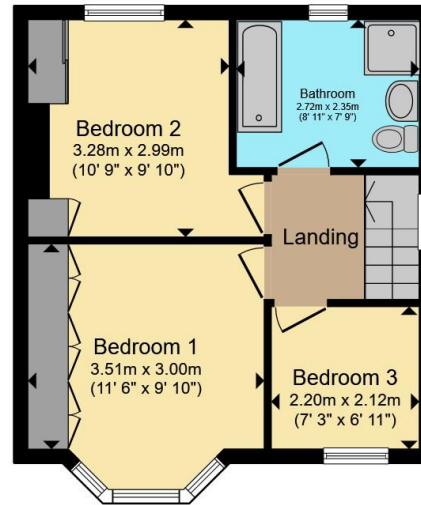




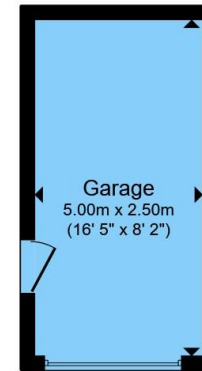




Ground Floor



First Floor



Garage

Total floor area 103.3 m² (1,112 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

Connells

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57-59 Bridge Street
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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WSL318781



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.

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