





Property Description

This Victorian property offers the perfect opportunity to downsize while also having everything you need right on your doorstep. Walter Street is located just a stones throw away from the High Street and the New Square giving you an array of shops and amenities. Within a short walking distance you have the Bus Station as well as several Tram Stops giving you access to local towns as well as Birmingham City Centre!

The property is finished to a high standard through out with a two generously sized reception rooms, kitchen, two double bedrooms, upstairs bathroom and a low maintenance rear garden. The property would be the ideal starter home or a potential investment opportunity with the rent being high within the area!

CALL US NOW TO ARRANGE YOUR VIEWINGS.

Reception Room

14' 1" x 12' 9" (4.29m x 3.89m)

Double glazed door providing entry into the property, double glazed bay window to the front, central heated radiator and door to the lounge/dining room.

Lounge/Dining Room

15' x 13' (4.57m x 3.96m)

Double glazed window to the rear, central heated radiator, stairs to the first floor and door to the kitchen.

Kitchen

12' 1" x 6' 8" (3.68m x 2.03m)

Fully fitted kitchen comprising of a range of wall and base units with work surfaces over, splash back tiling, stainless steel sink and drainer, space and plumbing for washing machine, space for cooker, fitted cooker hood, wall mounted boiler, double glazed window to the side and door to the side.

First Floor Landing

Stairs from the lounge/dining room, storage cupboard and doors to;



Bedroom One

12' 10" x 12' 1" (3.91m x 3.68m)

Double glazed window to the front and central heated radiator.

Bedroom Two

12' x 10' 2" (3.66m x 3.10m)

Double glazed window to the rear, storage cupboard, loft access and central heated radiator.

Bathroom

Fitted panel bath with shower over, wash hand basin, low level WC, part tiled, chrome heated towel rail and double glazed window to the rear.

Rear Garden

Slabbed patio area to the front, grass lawn to the rear and side gate to shared side access.









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

To view this property please contact Connells on

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EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/WBW310789



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.

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