



**Connells**

Ida Road  
Walsall





### Property Description

An ideal investment opportunity currently with tenants in situ this three bedroom mid-terrace property is conveniently situated near to Walsall town centre, transport links and Walsall Manor hospital. In brief the property comprises of two reception rooms, fitted kitchen, ground floor bathroom and rear garden.

### Access Via

A PVC double glazed door opening into:

### Front Reception Room

11' 10" into recess x 11' 7" ( 3.61m into recess x 3.53m )

Having a double glazed window to the front, radiator, laminate flooring and door to:

### Rear Reception Room

11' 10" into recess x 11' 4" ( 3.61m into recess x 3.45m )

Having a double glazed window to the rear, door leading to stairs rising to first floor, storage cupboard, radiator, laminate flooring and door to:

### Kitchen

12' 1" x 5' 11" ( 3.68m x 1.80m )

Having a double glazed window to the side, fitted wall and base units with work tops over, stainless steel sink and drainer with mixer taps, plumbing for washing machine, cooker point, PVC door to the side and door to:

### Bathroom

Having a double glazed window to the side, bath, wash hand basins, low level w.c, complementary tiling and radiator.

## First Floor

### Landing

Having doors to:

#### Bedroom One

11' 10" into recess x 11' 2" ( 3.61m into recess x 3.40m )

Having a double glazed window to the front and radiator.

#### Bedroom Two

11' 3" x 8' 8" into recess ( 3.43m x 2.64m into recess )

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

#### Bedroom Three

12' 3" into recess x 6' ( 3.73m into recess x 1.83m )

Having a double glazed window to the rear and radiator.

### Outside

To the rear of the property is a lawned garden with panel fencing, outside tap and shared right of way access.







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: D

**view this property online [connells.co.uk/Property/WSL315321](http://connells.co.uk/Property/WSL315321)**



Tenure: Freehold



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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