



Connells

Pimpernel Drive
Walsall



Property Description

Benefiting from No Upward Chain, this two bedroom end-terrace property offers an ideal investment or first time buyer opportunity and potential for extension STPP. In brief the property comprises of porch entrance, reception hall, lounge, fitted breakfast kitchen, ground floor shower-room, first floor bathroom, enclosed rear garden and driveway providing ample off road parking.

Access Via

A double glazed door opening into porch entrance having further door to:

Reception Hall

Having a double glazed window to the side, electric heater, stairs rising to first floor and door to:

Lounge

14' max x 10' 3" (4.27m max x 3.12m)
Having a double glazed window to the front, storage cupboard, electric heater and door to:

Fitted Breakfast Kitchen

13' 5" x 8' 1" (4.09m x 2.46m)
Having window to the rear, fitted wall and base units with work-tops over, stainless steel sink and drainer, cooker point, plumbing for washing machine, space for appliances and door to:

Rear Lobby / Utility

Having a double glazed door to the side, sink, space for appliances and door to:

Ground Floor Shower-Room

Having a double glazed window to the side, walk-in shower cubicle, low level wc, wash-hand basin, extractor fan and complementary tiling.

First Floor

Landing

Having doors to:

Bedroom One

13' 5" max x 12' (4.09m max x 3.66m)

Having a double glazed window to the front, storage cupboard and electric heater.

Bedroom Two

10' 1" max x 7' 2" max (3.07m max x 2.18m max)

Having a double glazed window to the rear and electric heater.

Bathroom

Having a double glazed window to the rear, bath with electric shower over, wash-hand basin and low level wc.

Outside

To the rear of the property is a low maintenance garden with shed, panel fencing and gate providing side access.

To the front and side of the property is a block-paved drive-way providing ample off road parking.

Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.





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/WSL315969

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.

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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