



**Connells**

Field Road  
Walsall



## Property Description

Connells are pleased to bring to market this two bedroom mid terraced house perfect for first time buyers and investors alike. Conveniently positioned within close proximity to amenities and transport links. Briefly comprises of entrance hall, lounge, reception room, kitchen, downstairs bathroom, two bedrooms, rear garden.

## Access Via

A front door leading into:

## Lounge

12' 1" max x 10' 11" ( 3.68m max x 3.33m )

Having double glazed windows to front, radiator, feature fireplace and door to:

## Reception Room Two

12' 1" max x 11' 2" ( 3.68m max x 3.40m )

Having double glazed windows to rear, radiator, stairs rising to first floor and door to:

## Kitchen

9' 10" x 5' 11" ( 3.00m x 1.80m )

Having double glazed window to side, wall and base units with work surfaces over, integrated electric hob and oven with cooker hood, stainless steel sink drainer, radiator, door to down stairs bathroom, boiler and double glazed door to garden

## Bathroom

Having double glazed to side, corner bath with electric shower, wc, wash hand basin, radiator and partially tiled.

## First Floor Landing

Having doors to:

## Bedroom One

12' 2" x 11' max ( 3.71m x 3.35m max )

Having double glazed window to front, fitted wardrobe and radiator

## Bedroom Two

12' 2" max x 11' max ( 3.71m max x 3.35m max )

Having double glazed window to rear, radiator, fitted wardrobes and loft access.

## Rear Garden

To the rear of the property is a patio area with shared pathway and entrance to front and paved garden area.









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](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: D**

Tenure: Freehold

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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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