



**Connells**

Cecil Street  
Walsall



## Property Description

A fantastic opportunity for investors to purchase this traditional style mid-terrace property in need of modernisation and benefiting from No Upward Chain. The property is conveniently situated close to Walsall town centre, transport links and local amenities and in brief comprises entrance hall, two reception rooms, kitchen, first floor bathroom, three bedrooms and well maintained enclosed rear garden.

## Access Via

A wooden front door opening into:

## Entrance Hall

Having tiled floor, door leading to cellar and doors to:

## Front Reception Room

12' x 11' 5" into recess ( 3.66m x 3.48m into recess )

Having window to the front.

## Rear Reception Room

12' x 15' 6" into recess ( 3.66m x 4.72m into recess )

Having window to the rear, door to stairs rising to first floor and door to:

## Inner Hallway

Having door to rear garden and door to:

## Kitchen

9' 6" max x 8' 5" ( 2.90m max x 2.57m )

Having window to the side, wall and base units with work-tops over, stainless steel sink and drainer, cooker point and space for appliances.

## First Floor

### Landing

Having doors to:

### Bedroom One

15' 6" into recess x 12' ( 4.72m into recess x 3.66m )

Having two windows to the front and built-in wardrobe.

### Bedroom Two

12' 3" into recess x 11' 11" ( 3.73m into recess x 3.63m )

Having window to the rear and storage cupboard.

### Bedroom Three

8' 6" x 7' 2" max ( 2.59m x 2.18m max )

Having window to the rear.

### Bathroom

Having window to the side, wash-hand basin, bath and low level wc.

### Outside

To the rear of the property is an enclosed well maintained garden having slabbed patio area, outbuildings for storage, lawned area, shrub borders and gate providing side access.

### Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly









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

To view this property please contact Connells on

**T 01922 721 000**  
**E [walsall@connells.co.uk](mailto:walsall@connells.co.uk)**

57-59 Bridge Street  
 WALSALL WS1 1JQ

**EPC Rating: F**

Tenure: Freehold

**view this property online [connells.co.uk/Property/WSL315672](http://connells.co.uk/Property/WSL315672)**



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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Property Ref: WSL315672 - 0004