



**Connells**

Ewart Road  
Walsall





### Property Description

An ideal opportunity to purchase this well maintained two bedroom semi detached property benefiting from No Upward Chain, conveniently located close to local amenities, schools and transport links. The property briefly comprises of entrance hall, lounge, dining area, fitted kitchen, first floor bathroom, enclosed rear garden and driveway providing off road parking.

### Access Via

Porch Entrance having further door to:

### Entrance Hall

Having stairs rising to first floor, radiator, laminate flooring and doors to:

### Lounge

16' 4" x 10' 4" max ( 4.98m x 3.15m max )

Having a double glazed window to the rear, radiator and gas fire.

### Dining Area

9' 5" x 8' ( 2.87m x 2.44m )

Leading to kitchen, having a double glazed window to the front, radiator and laminate flooring.

### Kitchen

13' max x 12' 3" max ( 3.96m max x 3.73m max )

Having a double glazed window to the rear, a range of fitted wall and base units with work-tops over, integrated oven and hob with extractor over, stainless steel sink and drainer, tiling to splashbacks, space for appliances and double glazed door to rear garden.



## First Floor

### Landing

Having a double glazed window to the rear, loft access point and doors to:

### Bedroom One

16' 5" max x 10' 7" max ( 5.00m max x 3.23m max )

Having double glazed windows to front and rear, fitted wardrobes, storage cupboard and radiator.

### Bedroom Two

11' 3" max x 10' 10" max ( 3.43m max x 3.30m max )

Having a double glazed window to the front and radiator.

### Bathroom

Having a double glazed window to the rear, bath with shower over, wash-hand basin, low level wc, radiator, storage cupboard and tiled floor.

### Outside

To the rear of the property is an enclosed garden.

To the front of the property is a driveway providing off road parking.











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**

**view this property online [connells.co.uk/Property/WSL316761](http://connells.co.uk/Property/WSL316761)**

Tenure: Freehold



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