



**Connells**

Trent Place  
WALSALL



## Property Description

Early inspection is advised to appreciate this well maintained and much improved this two bedroom semi detached property in a cul - de sac location and briefly comprising of porch entrance, lounge/diner, conservatory, fitted kitchen, first floor bathroom, enclosed rear garden and off road parking.

## Access Via

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

## Entrance Hall

Having stairs rising to first floor, two radiators, metre cupboard, storage cupboard, laminate flooring and doors to:

## Lounge

19' 7" max x 10' 7" ( 5.97m max x 3.23m )

Having a double glazed window to front, feature fire place, two radiators and door to conservatory

## Conservatory

8' 8" x 7' 7" ( 2.64m x 2.31m )

Being a brick and upvc double glazed construction, having electric heated and double glazed french doors to garden

## Fitted Kitchen

9' 2" x 8' 2" ( 2.79m x 2.49m )

Having double glazed window to rear, fitted

wall and base units with work tops over, one and a half bowl sink drainer with mixer tap, integrated oven and hob, plumbing for washing machine and dishwasher, tiling to splash backs and double glazed door to:

## Storage Room

Having doors to front and rear, cold water tap and laminate flooring

## First Floor

## Landing

Having loft access point, double glazed window to side and doors to:

## Bedroom One

16' 2" max x 9' 10" ( 4.93m max x 3.00m )

Having double glazed window to front, storage cupboard and two radiators

## Bedroom Two

11' 11" x 9' 4" ( 3.63m x 2.84m )

Having a double glazed window to rear and radiator

## Bathroom

Having a double glazed window to rear, bath with electric shower over, wash hand basin, low level wc, heated towel rail, ceiling spotlights and complimentary tiling

## Outside

To the rear of the property is a lawned garden, panel fencing, slabbed patio area, security light, two sheds and cold water tap.

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: Awaited**

Tenure: Freehold

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Property Ref: WSL316837 - 0002