



**Connells**  
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**FOR SALE**

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**Connells**

Oak Crescent  
WALSALL



## Property Description

Connells are pleased to present this two bedroom semi detached house benefiting from no upward chain and located within a popular residential location and being close to several local amenities, transport links and schools. In brief the property comprises of entrance porch, hallway, lounge, kitchen diner, landing area, two bedrooms, bathroom, front and rear gardens.

## Entrance Porch

Having double glazed windows and doors to:

## Entrance Hall

Having doors to lounge and stairs rising to first floor

## Lounge

13' 6" x 13' 2" ( 4.11m x 4.01m )

Having double glazed window to front, radiator, door to kitchen

## Kitchen

16' 10" x 17' 8" ( 5.13m x 5.38m )

Fitted kitchen having double glazed window to the rear, a range of wall and base unit with work surfaces over, stainless steel sink drainer, electric oven and hob, radiator, understairs storage, space and plumbing for appliances, french doors to rear garden and door to side access

## First Floor Landing

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

## Bedroom One

17' max x 10' max ( 5.18m max x 3.05m max )

Having double glazed windows to front, radiator, ceiling fan light and feature fire place.

## Bedroom Two

11' 2" x 7' 10" ( 3.40m x 2.39m )

Having double glazed window to the rear, radiator and airing cupboard housing gch boiler

## Bathroom

Having double glazed window to the rear, bath, wc, wash hand basin, mirror wall unit and complimentary tiling

## Outside

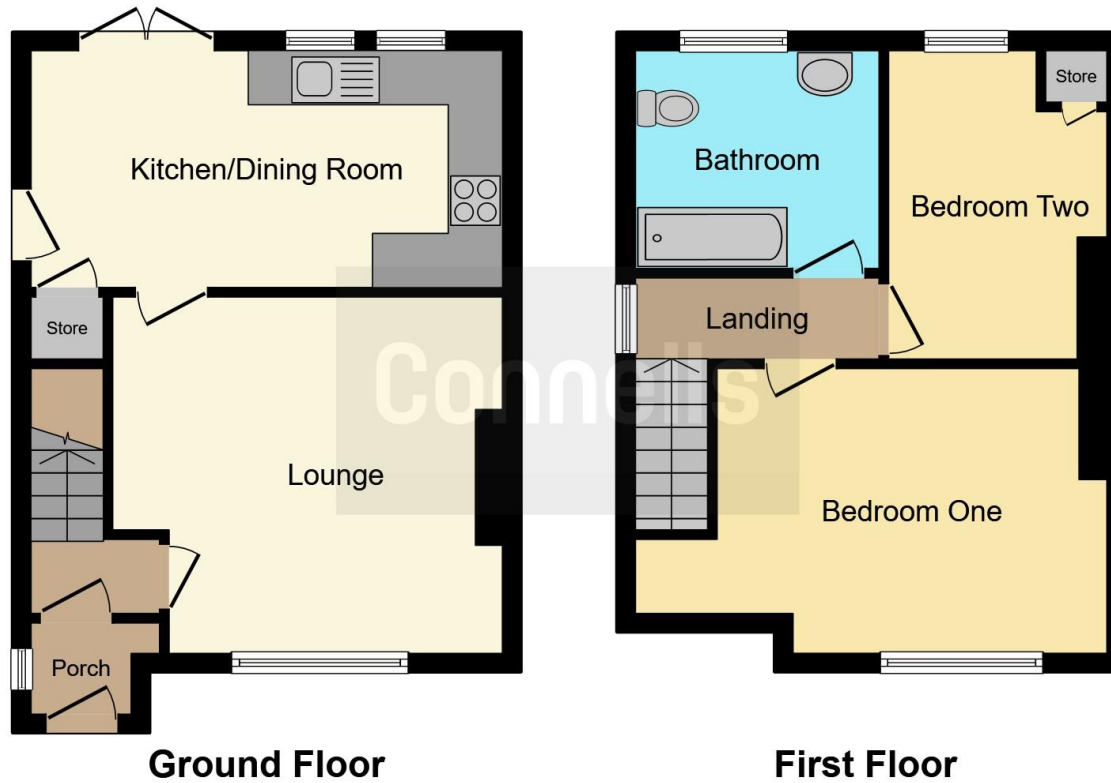
To the front of the property is a slabbed area, grass lawns, slabbed pathway and gated side access.

To the rear of the property is a slabbed patio, grass lawns, wooden storage shed and wooden fence paneling









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

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

57-59 Bridge Street  
 WALSALL WS1 1JQ

**EPC Rating: C**

**view this property online [connells.co.uk/Property/WSL316886](http://connells.co.uk/Property/WSL316886)**

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.

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