







## Property Description

Perfect opportunity for a first time buyer or investors, this property is situated in cul-de-sac location in a popular residential area. The property briefly comprises of entrance porch, entrance hall, kitchen, lounge, first floor landing, two bedrooms, bathroom, rear garden, driveway and close to local amenities, transport links and well regarded schools

## Access Via

A porch being made up of brick, upvc, rendering construction and door leading into:

## Entrance Hall

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

## Kitchen

11' 3" x 9' 6" max ( 3.43m x 2.90m max )

Having double glazed window to front, wall and base units with work surfaces over, integrated oven, gas hob and cooker hood over, asterite sink drainer, radiator, space for appliances, under stairs storage and door to:

## Lounge

12' 6" x 12' 10" MAX ( 3.81m x 3.91m MAX )

Having sliding doors to rear, radiator and electric fire.

## First Floor

## Landing

Having loft access and doors to:

## Bedroom One

9' 9" x 12' 5" ( 2.97m x 3.78m )

Having double glazed window to front, fitted wardrobe and radiator

## Bedroom two

9' 3" x 12' 5" ( 2.82m x 3.78m )

Having double glazed window to rear ceiling fan and radiator

## Bathroom

Having double glazed window to side, bath with shower over, vanity unit with inset sink, wc, tiling, heated towel radiator and extractor fan.

## Outside

To the front of the property is a double block paved driveway, water tap, grass lawns and gated side access.

To the rear of the property is a slabbed patio area, grass lawns, electric sockets and shed with power and lighting.















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**

Tenure: Freehold

**view this property online** [connells.co.uk/Property/WSL316992](http://connells.co.uk/Property/WSL316992)



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WSL316992 - 0006