



**Connells**

Yorkshire Grove  
WALSALL



## Property Description

Ideal opportunity for a first time buyer or investor, this well maintained two bedroom semi detached property is situated on a popular residential estate and is close to local amenities and transport links. In brief the property comprises of entrance hall, kitchen, lounge, downstairs wc, landing area, bedroom with ensuite, further bedroom, family bathroom, rear garden and driveway.

## Access Via

A front door leading into:

## Entrance Hall

Having stairs rising to first floor, doors to kitchen and wc and opening into:

## Kitchen

6' 1" x 9' 10" ( 1.85m x 3.00m )

Having double glazed window to front, wall and base units with work surfaces over, stainless steel sink drainer, integrated oven with cooker hood and gas hob, space and plumbing for appliances and cupboard housing boiler.

## Lounge

15' 6" max x 13' max ( 4.72m max x 3.96m max )

Having double glazed double doors to rear, radiator and understairs storage

## Downstairs Wc

Having double glazed window to the front, wc, wash hand basin, radiator and complimentary tiling.

## First Floor

## Landing

Having radiator and doors to:

## Bedroom One

10' 1" x 9' 4" ( 3.07m x 2.84m )

Having double glazed window to rear, radiator and door to:

## Ensuite

Having wc, wash hand basin, shower cubicle, radiator and tiling

## Bedroom Two

13' max x 8' 4" ( 3.96m max x 2.54m )

Having two double glazed window to front, loft access, storage and radiator

## Bathroom

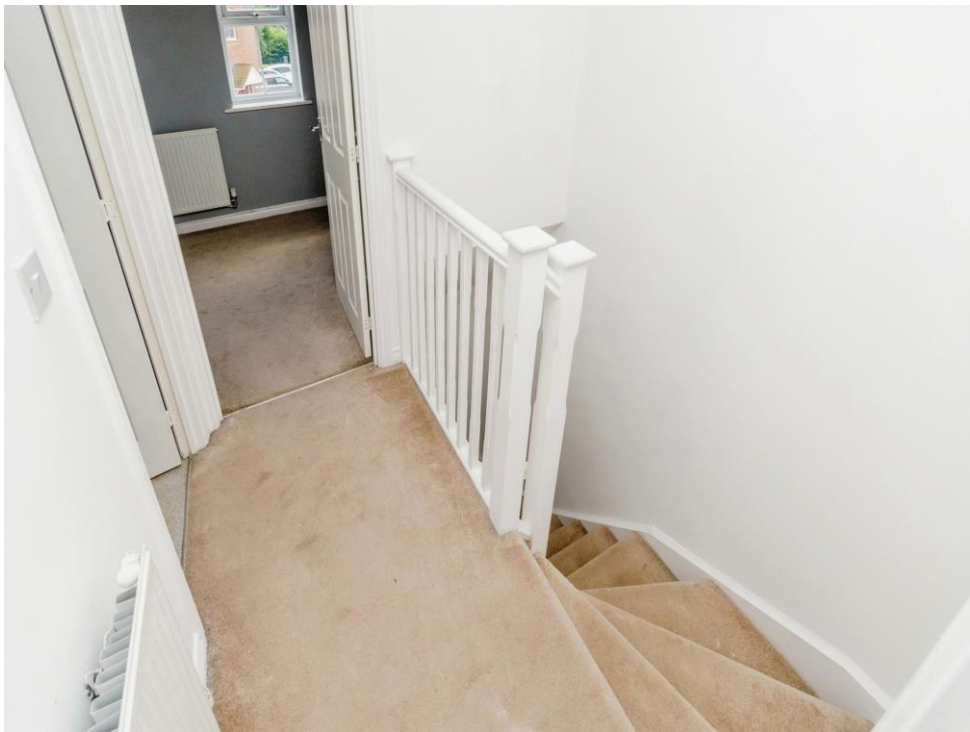
Having bath, wash hand basin, wc and radiator

## Outside

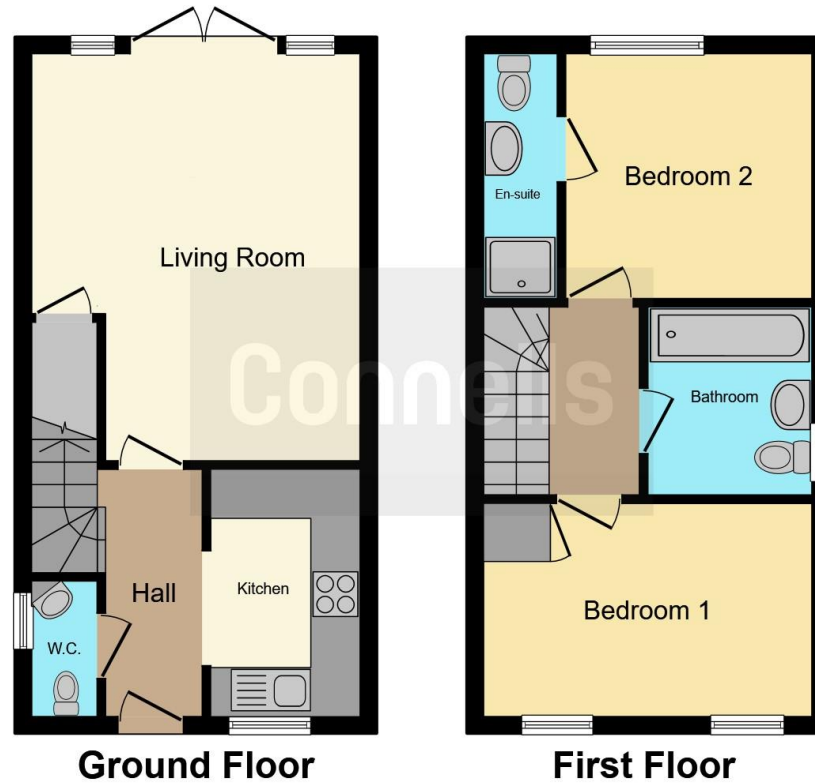
To the front of the property is grass lawns, driveway and gates side access.

To the rear of the property is a slabbed patio area leading to grass lawns.









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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