



Connells

Beddows Road
WALSALL



Property Description

Well presented and much improved throughout, this modern style two bedroom semi detached property offers an ideal opportunity for first time buyers. Benefiting from gated off road parking to the rear, early inspection is advised to appreciate the size and standard of accommodation on offer. The property briefly comprises of entrance hall, fitted breakfast kitchen, guest cloakroom, lounge, two double bedrooms, first floor bathroom and enclosed rear garden.

Access Via

A double glazed door opening into:

Entrance Hall

Having radiator, door to inner hallway and door to:

Guest Cloakroom

Having a double glazed window to the front, low level wc, wash-hand basin and radiator.

Inner Hallway

Having radiator, part-panelled walls, stairs rising to first floor, double glazed window to the side and doors to:

Fitted Breakfast Kitchen

15' 11" x 7' 11" (4.85m x 2.41m)

Having a double glazed window to the front, a range of fitted wall and base units with work-tops over, cooker point, one and a half bowl sink and drainer with mixer tap, plumbing for washing machine, space for appliances, breakfast bar, radiator and tiled floor.

Lounge

15' x 10' 1" (4.57m x 3.07m)

Having two double glazed windows to the rear, storage area, feature panelled wall, radiator and double glazed door to rear garden.

First Floor

Landing

Having cupboard housing GCH boiler, loft access point, double glazed window to the side and doors to:

Bedroom One

15' 1" x 9' 10" (4.60m x 3.00m)

Having a double glazed window to the rear and radiator.

Bedroom Two

16' 3" max x 7' 9" (4.95m max x 2.36m)

Having two double glazed windows to the front, storage cupboard and radiator.

Bathroom

Having a double glazed window to the rear,

bath with electric shower over, low level wc, wash-hand basin, radiator and complementary tiling.

Outside

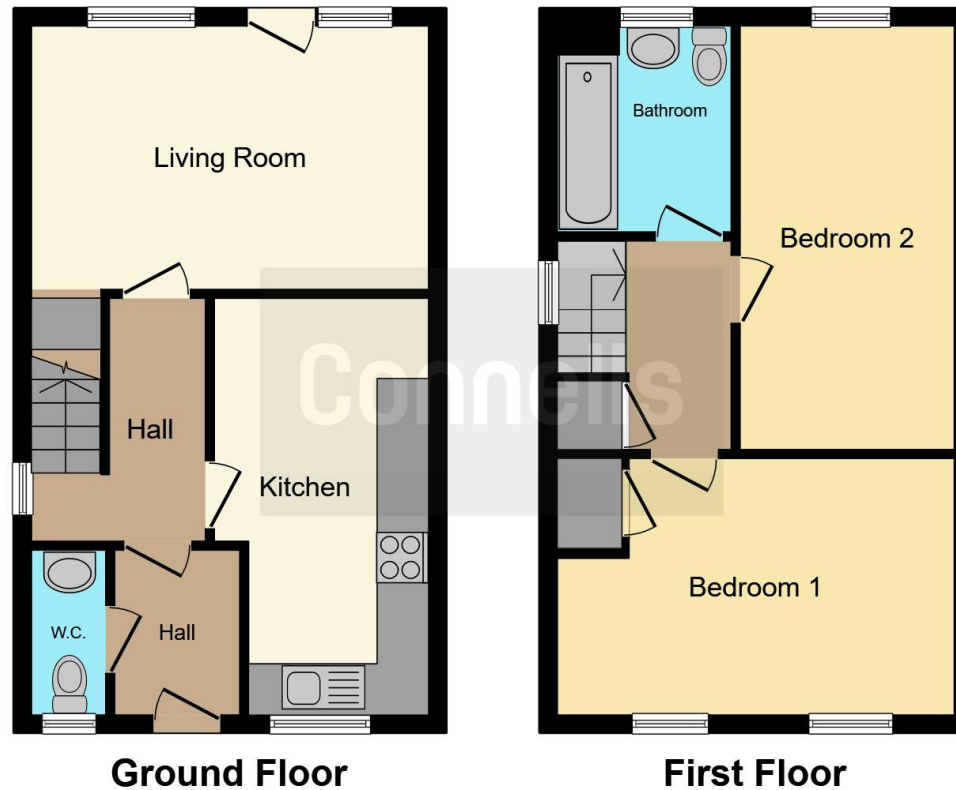
To the rear of the property is an enclosed lawned garden with panel fencing, coldwater tap, wooden shed and playhouse, gate providing side access and two allocated parking spaces approached via a gated shared driveway.

To the front of the property is a lawned fore-garden.









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

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EPC Rating: B

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Tenure: Freehold



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