





Property Description

Offering an ideal first time buyer or investment opportunity this two bedroom mid-terraced property is situated in a convenient location close to local amenities and transport links. In brief the property comprises of two reception rooms, kitchen, downstairs wc, first floor shower room, two bedrooms and rear garden.

Access Via

Front Door into

Reception Room One

10' 6" Max x 12' 5" Max (3.20m Max x 3.78m Max)

Having double glazed window to the front, radiator and door into

Reception Room Two

11' 2" Max x 12' 5" Max (3.40m Max x 3.78m Max)

Having double glazed window to the rear, radiator and door into

Inner Lobby

Having double glazed window the side, stairs rising to first floor and door into

Kitchen

10' 1" x 7' 5" (3.07m x 2.26m)

Having double glazed window to the side, fitted wall and base units with work-tops over, stainless steel sink and drainer, space for appliances, integrated cooker hood, storage cupboard, door to rear garden and door into

Downstairs Wc

Having double glazed window to the side, wc, hand wash basin and radiator

First Floor

Landing

Having loft access with pull down ladders and partially boarded, and doors into

Bedroom One

12' 5" Max x 10' 3" Max (3.78m Max x 3.12m Max)

Having double glazed window to the front and radiator.

Bedroom Two

11' 2" x 9' 5" (3.40m x 2.87m)

Having double glazed window to the rear and radiator

Shower Room

Having double glazed window to the rear, shower cubicle, wc, hand wash basin and radiator

Outside

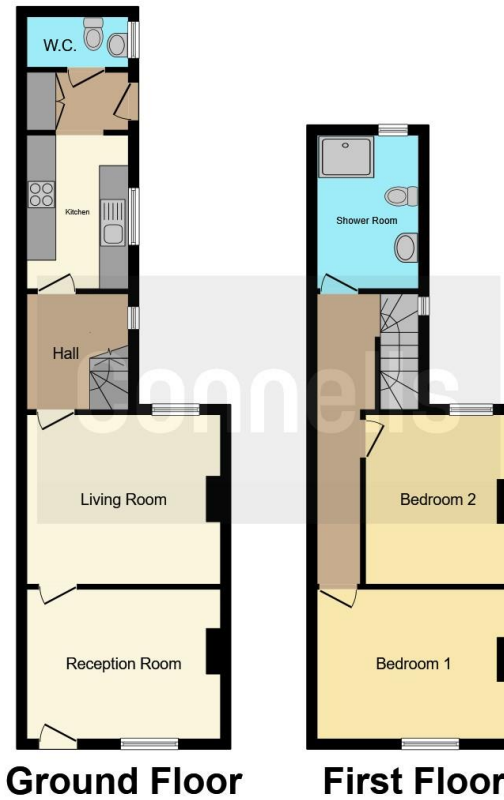
To the front of the property is a walled fore-garden.

To the rear of the property is a slabbed area leading to gravel area, two garden sheds and right of way across neighbouring properties to side access.









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

To view this property please contact Connells on

T 01922 721 000
E walsall@connells.co.uk

57-59 Bridge Street
 WALSALL WS1 1JQ

EPC Rating: D

Tenure: Freehold

view this property online connells.co.uk/Property/WSL316702



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WSL316702 - 0008