



Connells

Bramcote Way  
Rushall Walsall





### Property Description

This well presented two bedroom end terraced property is situated in a cul-de-sac location and is an ideal opportunity for first time buyers. The property comprises of entrance hall, lounge, kitchen, downstairs wc, first floor landing, en-suite to master bedroom, family bathroom, off street parking and rear garden.

### Access Via

Front door leading into

### Entrance Hall

Having storage cupboard, radiator and doors/openings into

### Guest Wc

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

### Kitchen

6' 1" x 10' ( 1.85m x 3.05m )

Having double glazed window to the front, wall and base units with worksurfaces over, boiler cupboard, stainless steel sink and drainer, integrated over with gas hob and cooker hood over. spaces for appliances.

### Living Room

19' 1" x 12' 7" ( 5.82m x 3.84m )

Having double glazed double doors to the rear garden, two radiators, and stairs up to the first floor

## First Floor

### Landing

Having loft access and doors to

### Bedroom Two

8' 3" x 10' 1" ( 2.51m x 3.07m )

Having double glazed window to the front, fitted wardrobes and radiator

### Bedroom One

12' 5" x 8' 3" ( 3.78m x 2.51m )

Having double glazed window to the rear, fitted wardrobes, radiator and door to

### En Suite

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

### Bathroom

Having double glazed window to the side, bath with shower over, hand wash basin, wc and radiator

### Outside

To the front of the property is a small pathway to the street

To the side of the property is a driveway and gated access to the rear

To the rear of the property is a spacious rear garden with slabbed area, grasslawns leading to wood decking with wooden canopy over.















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)

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/WSL317509](http://connells.co.uk/Property/WSL317509)**

Tenure: Freehold



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