



Connells

Brockhurst Crescent
Walsall



Property Description

Benefiting from no upward chain, this three bedroom semi detached property is conveniently located close to local transport links, schools and amenities. The property briefly comprises of porch entrance, entrance hall, living room, fitted kitchen, first floor bathroom, garage, front garden with off street parking and enclosed rear garden.

Access Via

Double glazed front door leading to

Entrance Porch

Having double glazed door to the rear garden and door leading to

Entrance Hall

Having storage cupboard, radiator and doors into

Kitchen

11' 3" x 7' 2" (3.43m x 2.18m)

Having double glazed window to the front, wall and base units with worksurfaces over, stainless steel sink and drainer, space for appliances

Lounge

15' 6" Max x 15' Max (4.72m Max x 4.57m Max)

Having two double glazed windows to the rear, radiator and stairs leading to the first floor



First Floor

Landing

Having double glazed window to the side, storage cupboard with boiler, loft access and doors into

Bedroom One

9' 1" x 11' 6" (2.77m x 3.51m)

Having double glazed window to the front, storage cupboard and radiator

Bedroom Two

9' 3" x 6' 3" (2.82m x 1.91m)

Having double glazed window to the rear and radiator

Bedroom Three

9' x 12' (2.74m x 3.66m)

Having double glazed window to the rear, storage cupboard and radiator

Bathroom

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

Garage

16' 11" x 8' 4" (5.16m x 2.54m)

Having up and over door to the front

Agents Note

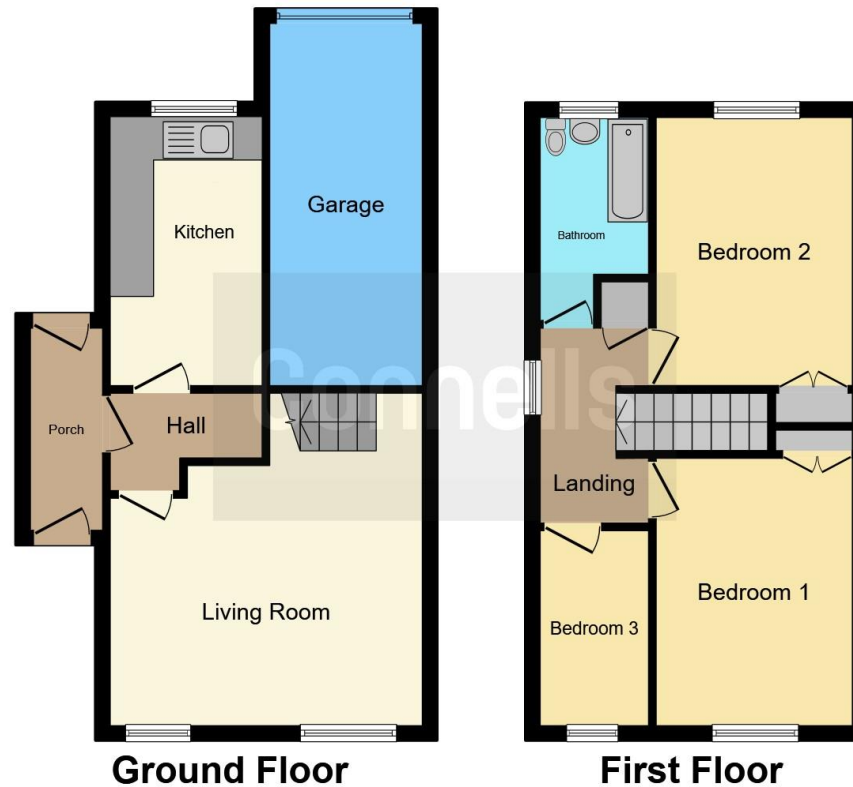
This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.

Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order.









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/WSL317522



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: WSL317522 - 0004