



Connells

Coalmeadow Close
WALSALL



Property Description

Offering an ideal opportunity for first time buyers this well presented modern style two bedroom semi detached property is situated in a cul de sac location and briefly comprises of entrance hall, lounge, kitchen, conservatory, first floor bathroom/wc, off road parking to the front and enclosed rear garden.

Entrance Hall

Having double glazed window to side, upvc double glazed front entrance door, stairs to first floor, door to lounge

Lounge

13' 11" x 10' 2" (4.24m x 3.10m)

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

Kitchen

13' 4" x 8' 1" (4.06m x 2.46m)

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

Conservatory

9' 8" x 13' (2.95m x 3.96m)

Having double glazed windows and door to the rear garden.



First Floor

Landing

having loft access, radiator, double glazed window to side and doors into

Bedroom 1

12' Max x 13' 4" (3.66m Max x 4.06m)

with double glazed window to front, radiator, cupboard housing gas central heating boiler

Bedroom 2

10' x 7' 1" (3.05m x 2.16m)

with double glazed window to rear and radiator

Bathroom

having double glazed window to rear, suite comprising of panelled bath with fitted shower over, wash hand basin, low flush wc, gas radiator

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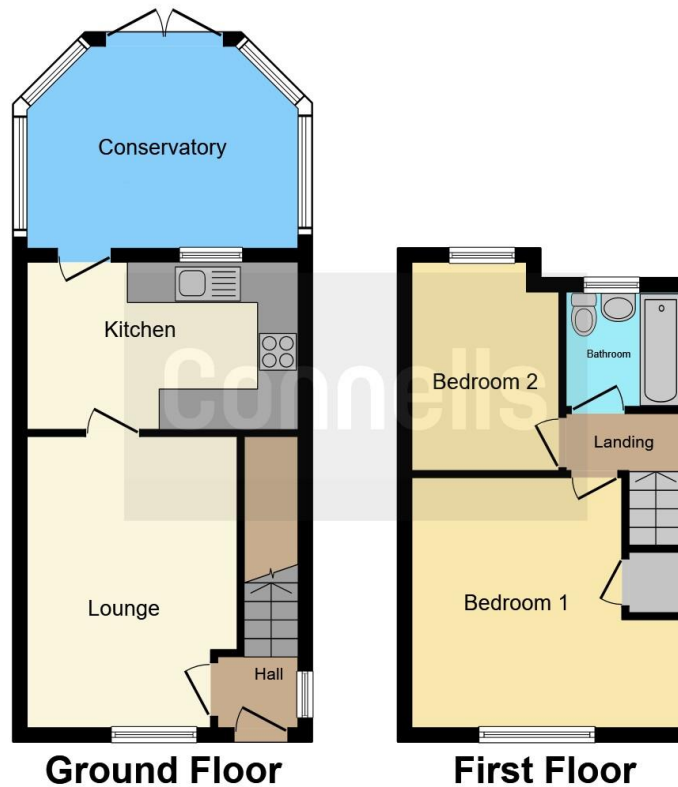
Outside

There is a fenced enclosed rear garden being partly block paved and having a decking area and side gated access. To the side the garden is partly laid to lawn and there is off road parking









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: C

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Tenure: Freehold



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