



Connells

Kelvin Road
Walsall



Property Description

An ideal opportunity for first time buyers and investors, this two bedroom ground floor property is situated close to local amenities, transport links and schools, In brief the property comprises of, entrance hall, lounge, kitchen, utility area, two bedrooms, wetroom, and front and rear gardens

Utility

8' 7" x 9' 2" (2.62m x 2.79m)

Having door to side area leading to gated side access and two outdoor storage cupboards

Access Via

Porch Entrance

Double glazed sliding door and windows with front door leading into

Entrance Hall

Having radiator and doors leading into

Living Room

13' 1" Max x 12' 2" Max (3.99m Max x 3.71m Max)

Having double glazed window to the rear and radiator

Kitchen

Irregular Shaped Room 13' 7" x 8' 6" (4.14m x 2.59m)

Having double glazed window to the rear, wall and base units with work surfaces over, stainless steel sink and drainer, space for appliances and two storage cupboards with door leading to

Lobby

Having windows and door to rear garden and door leading into



Bedroom One

9' 11" x 12' 2" (3.02m x 3.71m)

Having double glazed window to the front and radiator

Bedroom Two

9' 11" x 7' 7" (3.02m x 2.31m)

Having double glazed window to the front and radiator

Wet Room

Having double glazed window to the rear, Shower point, wc, hand wash basin and two storage cupboards

Outside

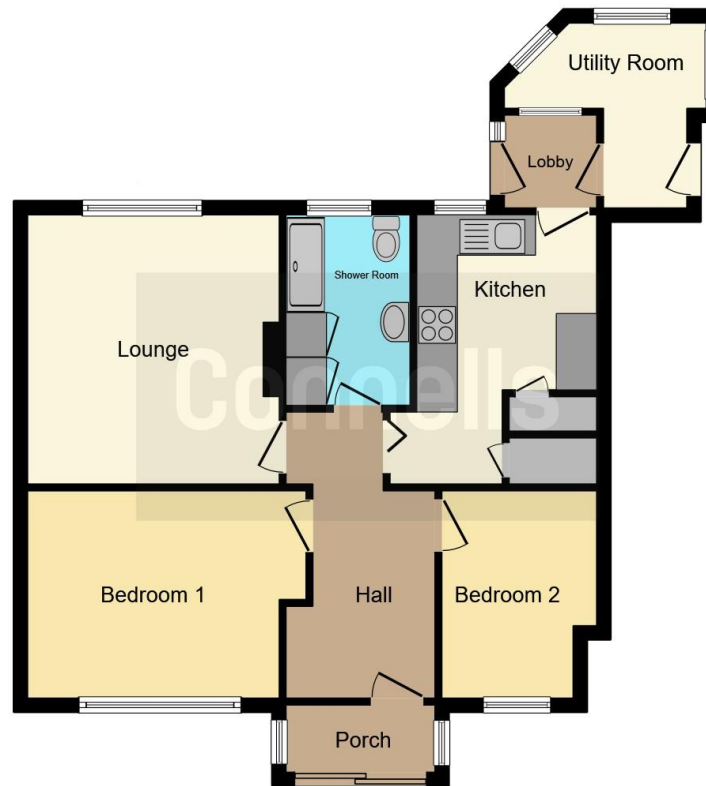
To the front of the the property is a grassed lawn area

To the rear of the property is a concrete patio area leading to grassed lawns.









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

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57-59 Bridge Street
 WALSALL WS1 1JQ

EPC Rating: D

Tenure: Leasehold

view this property online connells.co.uk/Property/WSL317614

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.

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