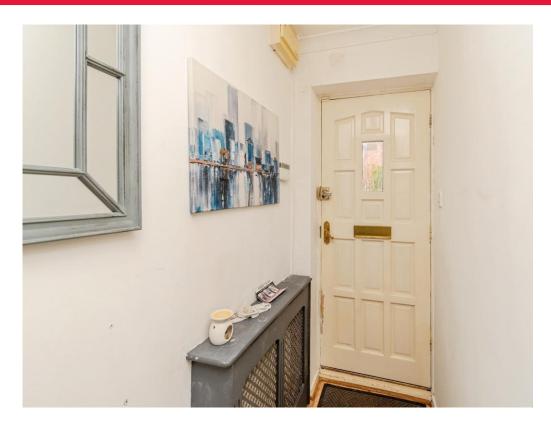


Connells

Grantown Grove Walsall

# Grantown Grove Walsall WS3 3XZ







## **Property Description**

Benfiting from NO UPWARD CHAIN this two bedroom mid terrace property is an ideal first time buyer purchase or an investment opportunity. Situated within a sought after location, close to local amenities and transport links the property briefly comprises of entrance hall, fitted kitchen, lounge, conservatory, bathroom and enclosed rear garden.

#### **Access Via**

A front door opening into:

#### **Entrance Hall**

Having stairs rising to first floor, radiator and door to:

## Kitchen

10' 11" x 8' 1" ( 3.33m x 2.46m )

Having a double glazed window to the front, fitted kitchen with wall and base units and work tops over, stainless steel sink and drainer, space for appliances and radiator.

## Lounge

14' x 11' 4" ( 4.27m x 3.45m )

Having door to rear garden, fire place and radiator.

## Conservatory

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

## First Floor

## Landing

Having loft access and doors to:

#### **Bedroom One**

10' max x 11' 3" max ( 3.05m max x 3.43m max )

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

#### **Bedroom Two**

6' 10" max x 11' 4" max ( 2.08m max x 3.45m max )

Having a double glazed window to the rear and radiator.

### **Bathroom**

Having a bath with shower over, low level w.c, wash hand basin, extractor fan and heated towel rail.

#### Outside

To the rear of the property is a slabbed patio area and enclosed lawned garden.

















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: C Council Tax Band: B

view this property online connells.co.uk/Property/WSL317666







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.