



Connells

Mulberry Road
WALSALL

Mulberry Road WALSALL WS3 2NQ

for sale offers in excess of
£190,000



Property Description

Early inspection is highly advised to appreciate this well presented two bedroom mid-terrace home. The property is an ideal opportunity for first time buyers and in brief comprises of cloakroom w.c, kitchen, lounge, first floor bathroom, enclosed rear garden and driveway providing off road parking.

Access Via

A front door opening into:

Entrance Hall

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

Cloakroom

Having a double glazed window to the front, low level w.c, hand wash basin and radiator.

Kitchen

8' 9" x 5' 2" (2.67m x 1.57m)

Having a double glazed window to the front, fitted kitchen with wall and base units and work tops over, stainless steel sink and drainer, gas cooker with electric oven and cooker hood over, space for appliances, GCH boiler and spot lights.

Lounge

16' 8" x 11' 11" (5.08m x 3.63m)

Having double glazed doors to rear garden, two radiators and understairs storage.

First Floor

Landing

Having storage cupboard, loft access and doors to:

Bedroom One

8' 2" x 11' 10" (2.49m x 3.61m)

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

Bedroom Two

7' 10" x 11' 10" (2.39m x 3.61m)

Having two double glazed windows to the front and radiator.

Bathroom

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

Outside

To the front of the property is a driveway for off road parking.

To the rear of the property is a slabbed patio area, steps to enclosed lawned garden and shed.









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

Tenure: Freehold

view this property online connells.co.uk/Property/WSL317708



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: WSL317708 - 0003