



**Connells**

Darlaston Road  
WALSALL



## Property Description

Early inspection is highly advised to appreciate this two bedroom mid-terrace home situated in a popular residential location. The property is conveniently positioned for transport links, amenities and briefly comprises of two reception rooms, kitchen, first floor bathroom and rear garden.

## Access Via

A front door opening into:

## Entrance Hall

Having doors to:

## Reception Room

8' 3" x 12' 5" ( 2.51m x 3.78m )

Having a double glazed bay window to the front and radiator.

## Living Room

11' 9" max x 11' 4" max ( 3.58m max x 3.45m max )

Having a double glazed window to the rear and radiator.

## Kitchen

19' max x 6' 7" max ( 5.79m max x 2.01m max )

Having two double glazed windows to the rear, door to rear garden, fitted kitchen with wall and base units and work tops over, sink and drainer, space for appliances, boiler and

radiator.

## First Floor

## Landing

Having a double glazed window to the side, loft access, radiator and doors to:

## Bedroom One

10' 6" max x 11' 8" max ( 3.20m max x 3.56m max )

Having a double glazed window to the front and radiator.

## Bedroom Two

8' 11" max x 11' 4" max ( 2.72m max x 3.45m max )

Having a double glazed window to the rear and radiator.

## Bathroom

Having a double glazed window to the rear, shower cubicle, bath, low level w.c, wash hand basin and radiator.

## Outside

To the rear of the property is an enclosed garden.









**Ground Floor**

**First Floor**

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](http://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    Council Tax  
 Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/WSL317854](http://connells.co.uk/Property/WSL317854)**



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