



**Connells**  
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**FOR SALE**

**Connells**

Norwich Road  
WALSALL

Norwich Road  
WALSALL WS2 9UR

for sale offers in excess of  
**£260,000**



### Property Description

Fantastic opportunity for a first time buyer to purchase this three bedroom semi-detached family home. The property is conveniently positioned for transport links, schools and briefly comprises of lounge, open plan kitchen/diner, first floor bathroom, enclosed rear garden and outbuilding.

### Access Via

A front door opening into:

### Entrance Hall

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

### Lounge

13' 11" max x 12' max ( 4.24m max x 3.66m max )

Having a double glazed window to the front, radiator and door to:

### Kitchen

20' 10" max x 9' 9" max ( 6.35m max x 2.97m max )

Having a double glazed window to the rear, double doors to rear garden, fitted kitchen with wall and base units and work tops over, stainless steel sink and drainer, electric oven with gas hob and cooker hood over, space for appliances, cupboard housing boiler, spot lights and radiator.



## First Floor

garden.

## Landing

Having loft access and doors to:

## Bedroom One

12' 1" max x 12' 3" max ( 3.68m max x 3.73m max )

Having a double glazed window to the front and radiator.

## Bedroom Two

12' x 9' 5" ( 3.66m x 2.87m )

Having a double glazed window to the rear and radiator.

## Bedroom Three

7' 2" max x 9' 6" max ( 2.18m max x 2.90m max )

Having a double glazed window to the front and radiator.

## Bathroom

Having a double glazed window to the rear, bath with shower over, low level w.c, hand wash basin and heated towel rail.

## Outside

To the front of the property is block paving and lawns.

To the rear of the property is an enclosed lawned garden with panel fencing, slabbed patio area and cold water tap.

## Outbuilding

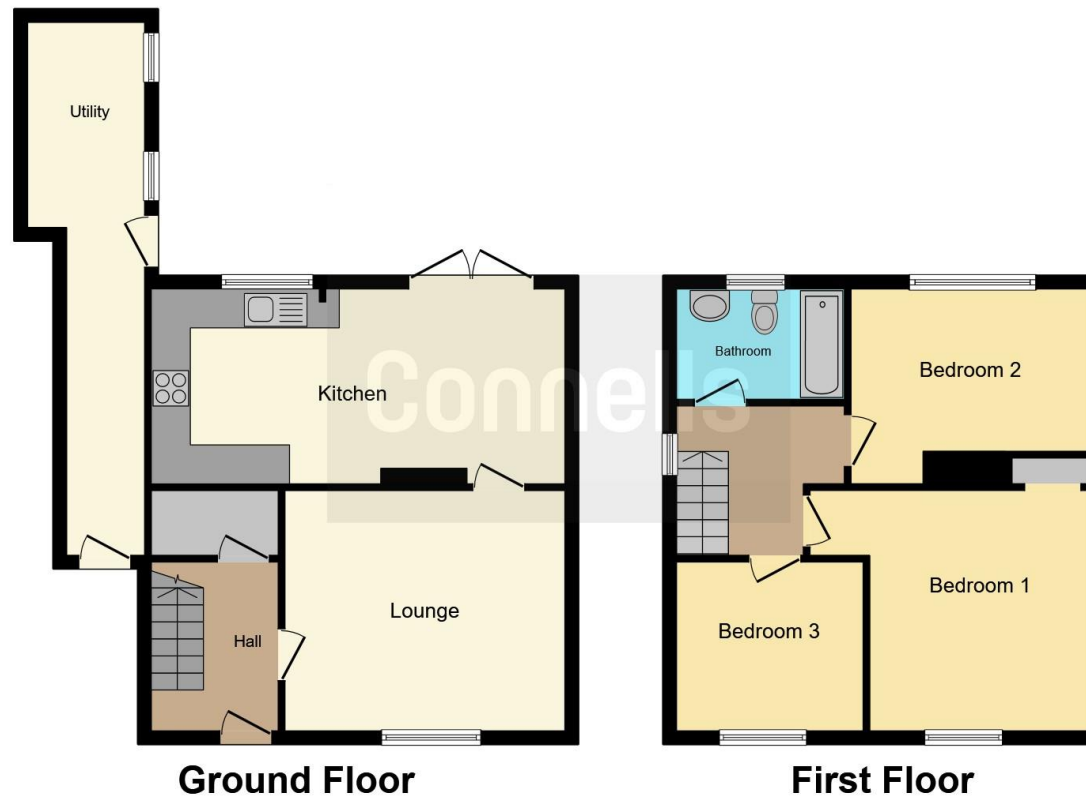
17' 4" x 5' ( 5.28m x 1.52m )

Having two double glazed windows to the side, storage space, door to front and rear









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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**E [walsall@connells.co.uk](mailto:walsall@connells.co.uk)**

57-59 Bridge Street  
 WALSALL WS1 1JQ

EPC Rating: E Council Tax  
 Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/WSL317843](http://connells.co.uk/Property/WSL317843)**



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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