



Connells

Northumberland Way
WALSALL



Property Description

* NO UPWARD CHAIN* Great opportunity for a first time buyer to purchase this well presented two bedroom family home. The property is situated close to local amenities, schools and briefly comprises of entrance hall, cloakroom w.c, open plan kitchen/lounge, first floor bathroom, enclosed rear garden and driveway.

Access Via

A front door opening into:

Entrance Hall

Having storage cupboard and doors to:

Utility Space

Having boiler and plumbing.

Cloakroom W.C

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

Open Plan Kitchen/ Lounge

17' 11" max x 13' max (5.46m max x 3.96m max)

Having a double glazed window to the rear, double doors to rear garden, fitted kitchen with wall and base unit and work tops over, stainless steel sink and drainer, integrated oven with gas hob and cooker hood

over,space for appliances and two radiators.

First Floor

Landing

Having loft access with pull down ladder, radiator and doors to:

Bedroom One

7' 1" x 13' 1" (2.16m x 3.99m)

Having double glazed windows to the front, fitted wardrobes and radiator.

Bedroom Two

7' 10" x 13' 1" (2.39m x 3.99m)

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

Bathroom

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

Outside

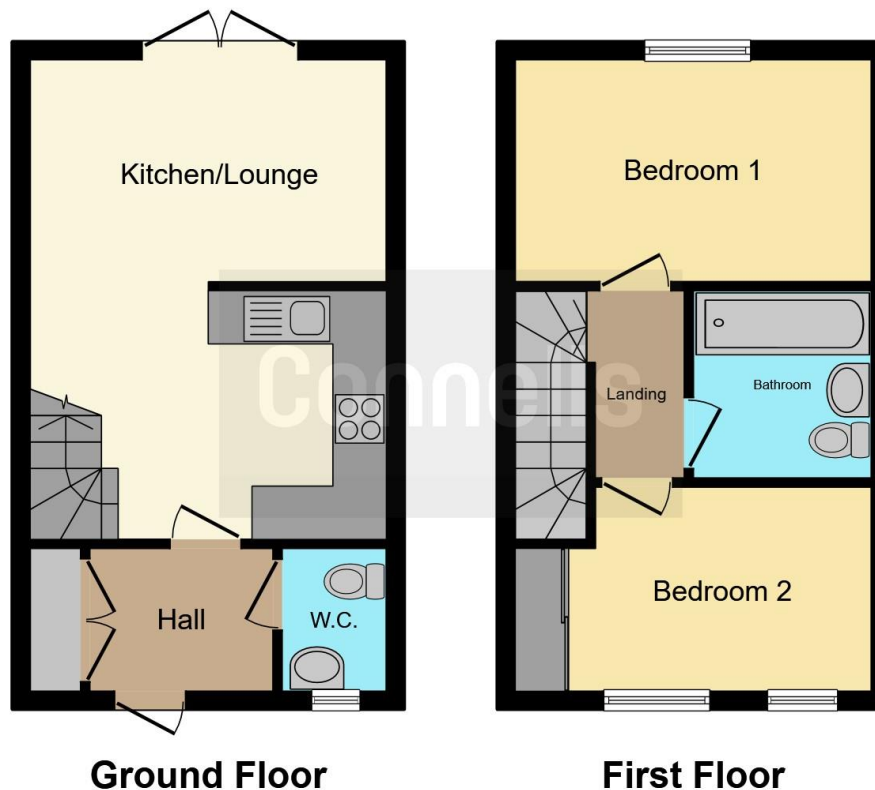
To the front of the property is a driveway for off road parking.

To the rear of the property is an enclosed garden with panel fencing, pergola and gated side access.









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/WSL317606



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: WSL317606 - 0004