



**Connells**

Ironworks Road  
WALSALL



### Property Description

Internal viewing is highly recommended to appreciate this beautifully presented two bedroom semi-detached family home. The property is conveniently positioned for local amenities and in brief comprises of open plan kitchen/diner, lounge, cloakroom w.c, first floor bathroom, driveway and rear garden.

### Access Via

A front door opening into:

### Entrance Hall

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

### Kitchen/ Diner

7' 2" max x 14' 3" max ( 2.18m max x 4.34m max )

Having a double glazed window to the front, fitted kitchen with wall and base units and work tops over, stainless steel sink and drainer, integral appliances including fridge/freezer, oven, hob and cooker hood over, spot lights and radiator.

### Lounge

8' 11" max x 13' 10" max ( 2.72m max x 4.22m max )

Having double doors to rear garden and radiator.

### Cloakroom W.C

Having a low level w.c and hand wash basin.

## First Floor

### Landing

Having loft access and doors to:

### Bedroom One

8' 2" max x 13' 11" max ( 2.49m max x 4.24m max )

Having a double glazed window to the front and radiator.

### Bedroom Two

8' 5" max x 13' 10" max ( 2.57m max x 4.22m max )

Having two double glazed windows to the rear, boiler and radiator.

### Bathroom

Having a bath with shower over, low level w.c, wash hand basin, spot lights and radiator.

### Outside

To the front of the property is a driveway for off road parking and a pathway leading to front.

To the rear of the property is an enclosed lawned garden with slabbed patio area, cold water tap, lighting 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](http://www.focalagent.com)

To view this property please contact Connells on

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57-59 Bridge Street  
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EPC Rating: B    Council Tax  
 Band: B

Tenure: Freehold

**view this property online** [connells.co.uk/Property/WSL318001](http://connells.co.uk/Property/WSL318001)



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