



**Connells**

Cambridge Street  
WALSALL



### Property Description

Fantastic opportunity for an investor to purchase this two bedroom mid terrace family home with tenant currently in situ. The property is situated in a popular residential location close to local schools and briefly comprises of two reception rooms, kitchen, bathroom and rear garden.

### Access Via

A front door opening into:

### Lounge

12' 6" max x 10' 10" max ( 3.81m max x 3.30m max )

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

### Dining Room

12' 6" x 11' 6" ( 3.81m x 3.51m )

Having a double glazed window to the rear, stairs rising to first floor, fire place, radiator and door to:

### Kitchen

10' 6" x 6' 7" ( 3.20m x 2.01m )

Having a double glazed window to the side, fitted kitchen with wall and base units and work tops over, stainless steel sink and drainer, space for appliances and door to:

### Inner Hall

Having storage cupboard, door to rear garden and door to:

### Bathroom

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

## First Floor

### Landing

Having doors to:

### Bedroom One

12' 6" max x 10' 10" max ( 3.81m max x 3.30m max )

Having a double glazed window to the front and radiator.

### Bedroom Two

12' 6" max x 11' 4" max ( 3.81m max x 3.45m max )

Having a double glazed window to the rear and radiator.

### Outside

To the rear of the property is a lawned garden, slabbed patio area and cold water tap.









Total floor area 72.0 m<sup>2</sup> (775 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

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/WSL317752](http://connells.co.uk/Property/WSL317752)**



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