



**Connells**

Wiltshire Close  
Walsall



### Property Description

Offering an ideal opportunity for a first time buyer to purchase this immaculately presented two bedroom mid-terrace family home. The property benefits from NO UPWARD CHAIN and in brief comprises of lounge, kitchen/diner, first floor bathroom and enclosed rear garden.

### Access Via

A front door opening into:

### Entrance Hall

Having a radiator and door to:

### Lounge

14' 5" x 8' 6" ( 4.39m x 2.59m )

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

### Kitchen/ Diner

12' x 8' 6" ( 3.66m x 2.59m )

Having a double glazed window to the rear, double glazed door to rear garden, fitted kitchen with wall and base units and work tops over, stainless steel sink and drainer, integrated microwave, oven and hob with cooker hood over, plumbing for washing machine, space for fridge/freezer, boiler cupboard, complementary tiling, spot lights and radiator.

## First Floor

### Landing

Having doors to:

### Bedroom One

13' 5" x 12' ( 4.09m x 3.66m )

Having a double glazed window to the front, storage cupboard and radiator.

### Bedroom Two

9' 10" x 5' 11" ( 3.00m x 1.80m )

Having a double glazed window to the rear and radiator.

### Bathroom

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

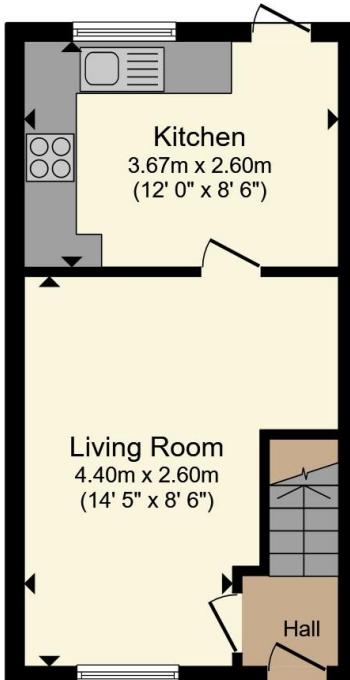
### Outside

To the rear of the property is an enclosed rear garden with panel fencing and slabbed patio area.

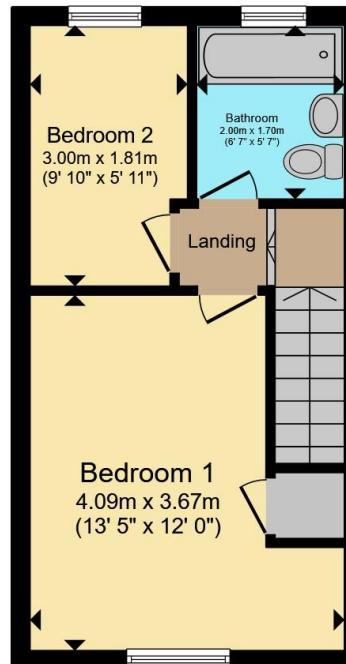








**Ground Floor**



**First Floor**

Total floor area 51.9 m<sup>2</sup> (559 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

**T 01922 721 000**  
**E [walsall@connells.co.uk](mailto:walsall@connells.co.uk)**

57-59 Bridge Street  
WALSALL WS1 1JQ

EPC Rating: D    Council Tax  
Band: A

**view this property online [connells.co.uk/Property/WSL318482](http://connells.co.uk/Property/WSL318482)**

Tenure: Freehold



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WSL318482 - 0002