

for sale

offers in the region of **£175,000** Freehold



Kenilworth Crescent Walsall WS2 7RE

Perfect opportunity to acquire this stunning TWO BEDROOM FAMILY HOME. Located on a popular residential offering excellent transport links and local amenities. **VIEWINGS HIGHLY RECOMMENDED.**

Kenilworth Crescent Walsall WS2 7RE

Hall

Irregular Shaped Room 9' 8" x 3' 3" (2.95m x 0.99m)

Kitchen

Irregular Shaped Room 9' 8" x 14' 5" (2.95m x 4.39m)

Fully fitted kitchen, with room for appliances, includes hob, work surfaces. Double glazed windows.

Lounge

14' 6" x 11' 7" (4.42m x 3.53m)

Modern fireplace, double doors leading to garden.

Bedroom One

9' 2" x 11' 8" (2.79m x 3.56m)

Double glazed windows and central heating radiator.

Bedroom Two

8' 5" x 11' 8" (2.57m x 3.56m)

Double glazed rear windows, built in storage cupboard and central heating radiator.

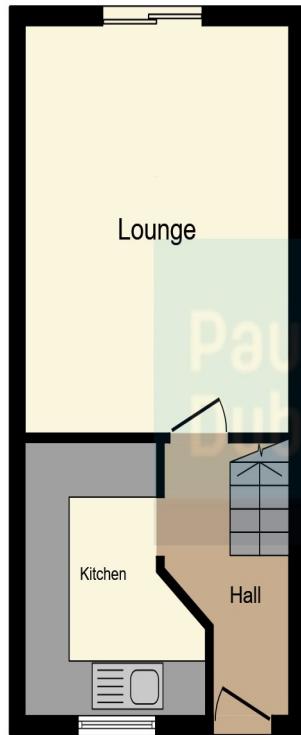
Bathroom

Irregular Shaped Room 5' 2" x 5' 5" (1.57m x 1.65m)

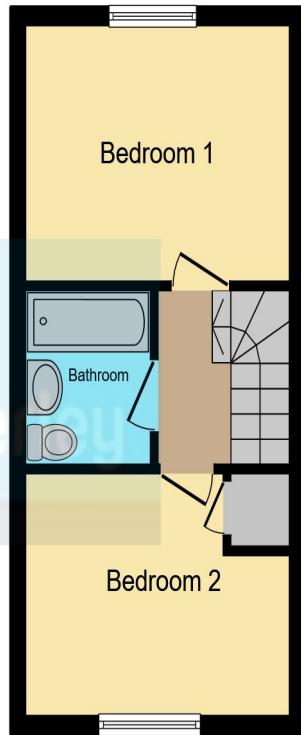
Wash hand basin with fitted bath/shower.







Ground Floor



First Floor

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 Paul Dubberley on

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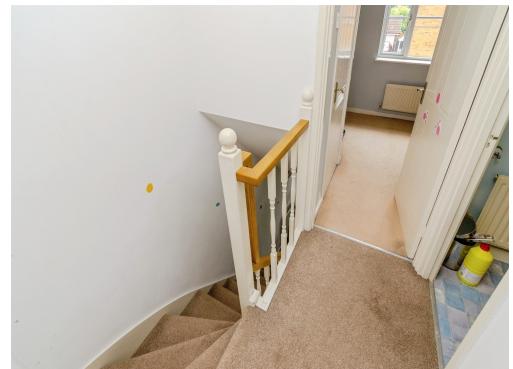
14 New Road
 WILLEHALL WV13 2BG

Property Ref: PWI103991 - 0003

Tenure:Freehold EPC Rating: C

Council Tax Band: B

view this property online PaulDubberley.co.uk/Property/PWI103991



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.

Paul Dubberley is a trading name of Connells Residential which 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.

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