



RE/MAX
Elite



2 Kirkstall Close, Walsall, WS3 2SS
£165,000

BEAUTIFULLY PRESENTED TWO BEDROOM END-TERRACE HOME WITH MODERN INTERIORS AND ENCLOSED REAR GARDEN

This well-maintained end-terrace residence offers approximately 66 sq m (710 sq ft) of accommodation arranged over two floors. The property benefits from a welcoming entrance hallway, a modern fitted kitchen, and a spacious living room with feature fireplace and bay-style window overlooking the rear garden.

To the first floor are two generously proportioned bedrooms and a modern family bathroom fitted with a white suite and shower over bath.

Externally, the property enjoys an enclosed rear garden with lawn and patio area, together with a covered side passage providing useful storage and access between the front and rear of the property.

ENTRANCE HALL approx. 6'7" x 13'4" (approx. 2.03m x 4.08m)

A bright and welcoming entrance hall featuring modern flooring, neutral décor, staircase rising to the first floor, and access to the principal ground-floor accommodation.

KITCHEN 9'2" x 9'0" (2.81m x 2.75m)

A modern fitted kitchen comprising a range of wall and base units with complementary work surfaces. Features include integrated oven, gas hob, stainless steel extractor hood, sink with drainer, tiled splashbacks, and space for additional appliances. A large front-facing window provides excellent natural light.

LIVING ROOM 10'8" x 15'4" (3.27m x 4.68m)

A spacious and attractive reception room positioned to the rear of the property. Benefitting from a feature fireplace, contemporary flooring, and a large bay-style window overlooking the rear garden, this room provides an excellent space for both relaxation and entertaining.

FIRST FLOOR LANDING

Providing access to both bedrooms and the family bathroom.

PRIMARY BEDROOM 10'11" x 13'5" (3.35m x 4.09m)

A generous double bedroom featuring fresh neutral décor, newly fitted carpet, and ample space for wardrobes and bedroom furniture. Large windows allow for plenty of natural light.

SECOND BEDROOM 12'9" x 8'10" (3.91m x 2.70m)

Another well-proportioned double bedroom offering flexible accommodation suitable for guests, children, or a home office.

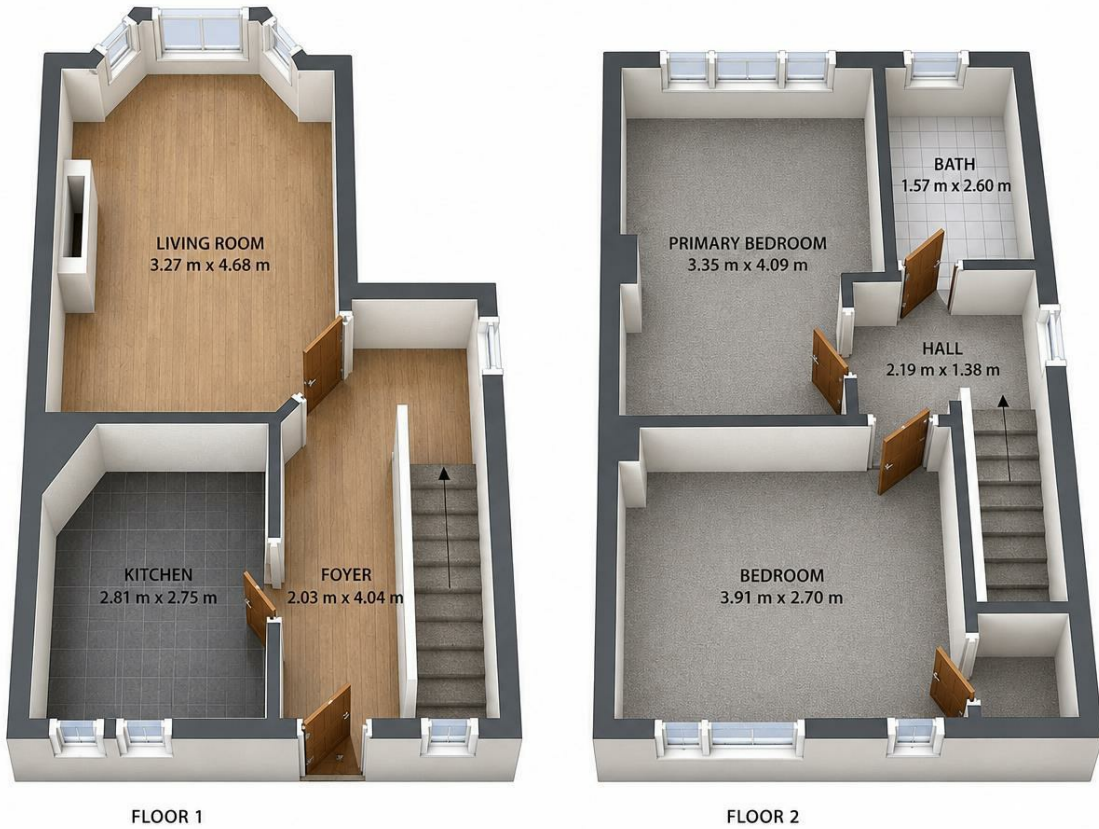
BATHROOM 5'1" x 8'6" (1.57m x 2.6m)

A modern white suite comprising panelled bath with glazed shower screen and shower over, pedestal wash hand basin, low-level WC, chrome heated towel rail, tiled walls, and contemporary flooring.

OUTDOOR SPACE

Enjoy a private rear garden, a secure gated driveway, and a well-maintained front garden—ideal for outdoor relaxation.

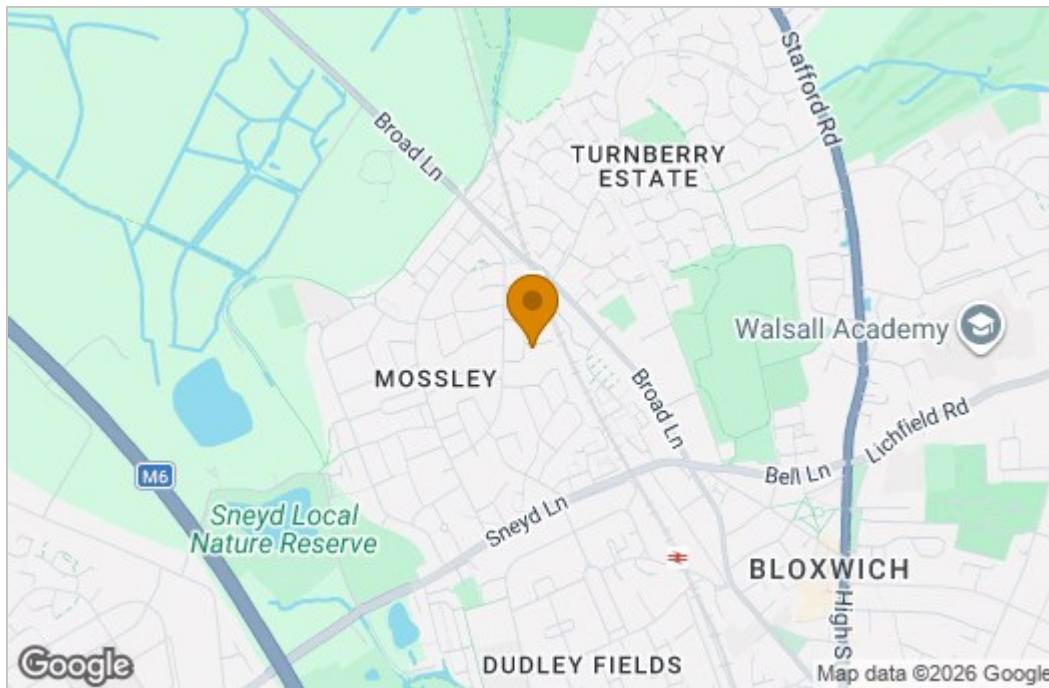
Floor Plan



TOTAL: 66 m²
 FLOOR 1: 31 m², FLOOR 2: 35 m²



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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