



Connells

Gurney Road
Walsall



Property Description

SHOW-HOME CONDITION A fantastic opportunity for an investor or first time buyer to purchase this well-appointed end-terrace property. The property has been thoughtfully refurbished throughout and briefly comprises of lounge, re-fitted kitchen, first floor re-fitted bathroom, two double bedrooms, front and rear gardens.

Access Via

Front door leading into

Hallway

Having double glazed window to the front, radiator, stairs leading to first floor, under stairs storage, doors leading into rear garden and lounge.

Lounge

13' 6" x 10' 7" (4.11m x 3.23m)

Having double glazed windows and double doors to the rear and radiator.

Re-Fitted Kitchen

8' 9" x 8' 8" (2.67m x 2.64m)

Having double glazed window to the front, a range of fitted wall and base units with work-tops over, sink and drainer with mixer tap, space for appliances, boiler cupboard, integrated oven, induction hob and cooker hood.

First Floor

Landing

Having double glazed window to the rear, loft access and doors into

Bedroom One

12' 7" x 8' 11" (3.84m x 2.72m)

Having two double glazed windows to the front, storage cupboard and radiator

Bedroom Two

13' 5" x 10' 7" (4.09m x 3.23m)

Having double glazed window to the rear, storage cupboard and radiator

Re-Fitted Bathroom

Having a double glazed window to the rear, bath with shower over, vanity unit with hand wash basin, low level wc and radiator.

Outside

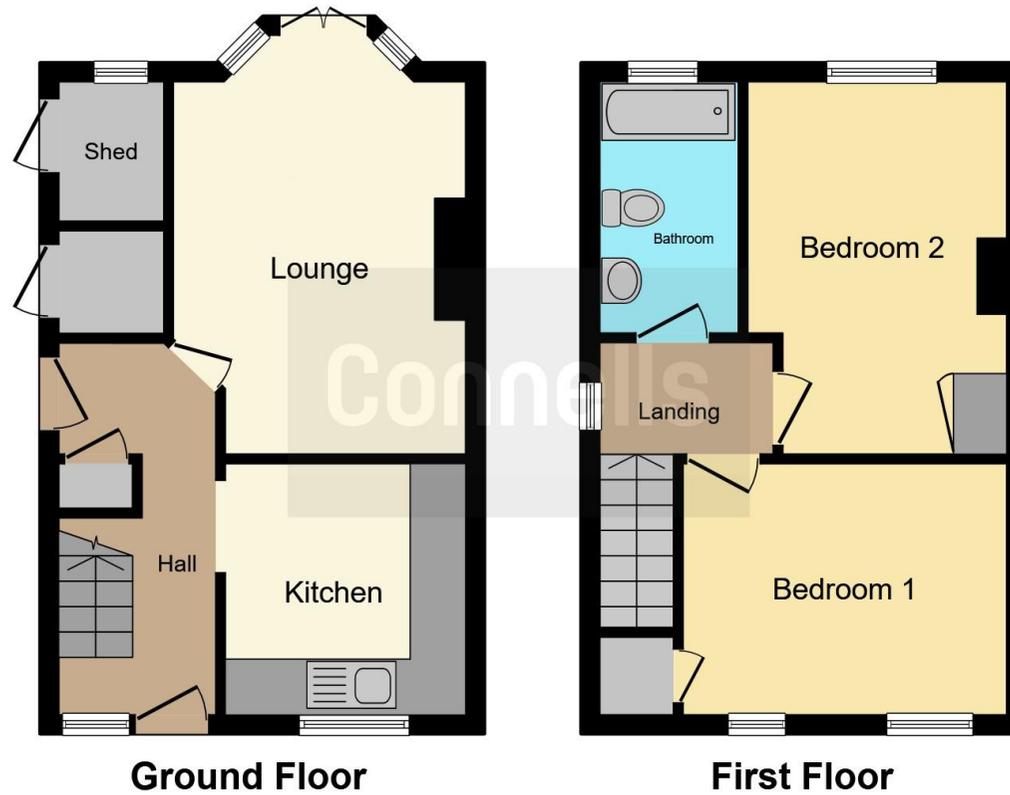
To the front of the property is a pebbled area with gated access

To the rear of the property is a slabbed area with gated side access to the front of the property and two storage outbuildings.









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 Connells on

T 01922 721 000
E walsall@connells.co.uk

57-59 Bridge Street
 WALSALL WS1 1JQ

EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/WSL318328



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WSL318328 - 0003