



Connells

Balmoral Way  
Walsall





## Property Description

A fantastic opportunity for a first time buyer or investor to purchase this two bedroom semi detached house situated in a popular residential location. In brief the property comprises of entrance porch, entrance hall, kitchen, lounge, conservatory, landing area, two bedrooms, bathroom, off road parking to the fore and garden to the rear.

## Access Via

A front door opening into:

## Entrance Porch

Having double glazed windows to front and side and door to:

## Entrance Hall

Having radiator, stairs to first floor and doors to:

## Kitchen

9' 8" max x 7' 6" max ( 2.95m max x 2.29m max )

Having a double glazed window to the front, wall and base units with work surfaces over, space for appliances, plumbing for washing machine, radiator, sink drainer, electric oven, gas hob with cooker hood over and tiling.

## Lounge

14' 6" max x 11' 8" max ( 4.42m max x 3.56m

max )

Having double glazed window to the rear, radiator, under stairs storage and door to:

## Conservatory

10' 2" max x 9' 8" max ( 3.10m max x 2.95m max )

Having double glazed window to side and rear, radiator and french doors to rear garden

## First Floor

## Landing

Having loft access and doors to:

## Bedroom One

11' 10" into wardrobes x 9' 10" into doorway ( 3.61m into wardrobes x 3.00m into doorway )

Having double glazed window to front, radiator, fitted wardrobes and airing cupboard housing gch boiler.

## Bedroom Two

11' 10" into wardrobes x 8' 10" max ( 3.61m into wardrobes x 2.69m max )

Having double glazed window to rear, fitted wardrobes and radiator

## Bathroom

Having double glazed window to the side, walk in shower, vanity unit with inset sink, low level w.c, heated towel radiator, mirror wall unit, extractor fan and tiling

## Outside

To the front of the property is a tarmacadam driveway and gated side access.

To the rear of the property is a slabbed patio, synthetic lawn and wooden storage shed.













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](http://www.focalagent.com)

To view this property please contact Connells on

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EPC Rating: C Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/WSL318253](http://connells.co.uk/Property/WSL318253)**



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