



**Connells**

Hodgkins Close  
Walsall



## Property Description

Offering an ideal first time buyer opportunity on this three bedroom semi-detached family home benefiting from gated access to Wyrley and Essington Canal. The property is situated in quiet cul-de-sac location close to local schools, amenities and briefly comprises of lounge, kitchen, first floor bathroom and rear garden.

## Access Via

A front door opening into:

## Entrance Hall

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

## Lounge

14' 5" x 11' 3" ( 4.39m x 3.43m )

Having a double glazed window to the front, feature fireplace with log burner and radiator.

## Kitchen

20' 7" x 9' 1" ( 6.27m x 2.77m )

Having a double glazed window to the rear, fitted kitchen with wall and base units and work tops over, one and a half bowl sink and drainer, plumbing for washing machine, integrated oven and hob with cooker hood over, storage cupboard, radiator, complementary tiling and double glazed door to rear garden.

## First Floor

### Landing

Having a double glazed window to the side, loft access, storage cupboard and doors to:

### Bedroom One

9' 2" x 8' ( 2.79m x 2.44m )

Having a double glazed window to the front and radiator.

### Bedroom Two

11' 4" max x 11' 2" ( 3.45m max x 3.40m )

Having two double glazed windows to the front, fitted wardrobes and radiator.

### Bedroom Three

8' 11" x 11' 2" ( 2.72m x 3.40m )

Having a double glazed window to the rear and radiator.

## Bathroom

Having two double glazed windows to the rear, bath with shower over, low level w.c, wash hand basin, radiator and complementary tiling.

## Outside

To the front of the property is a gravel frontage for multiple cars.

To the rear of the property is an enclosed lawned garden with panel fencing and outdoor tap.







To view this property please contact Connells on

**T 01922 721 000**  
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57-59 Bridge Street  
WALSALL WS1 1JQ

EPC Rating: C    Council Tax  
Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/WSL318536](https://www.connells.co.uk/Property/WSL318536)**



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