



**Connells**

Anode Grove  
WALSALL





### Property Description

Early inspection is advised on this modern style three bedroom semi detached family home offering a great opportunity for first time buyers or investors. Benefiting from remaining years NHBC Warranty the property is situated close to local schools, transport links and amenities and in brief comprises of lounge, fitted kitchen diner, guest cloakroom, family bathroom, en-suite to master bedroom, front and rear gardens and off road parking.

### Access Via

Front door leading into

### Lounge

13' 11" x 12' 2" ( 4.24m x 3.71m )

Having double glazed window to the front, radiator and door into

### Kitchen Diner

15' 5" x 13' ( 4.70m x 3.96m )

Having double glazed window and double doors to the rear, a range of fitted wall and base units with work-surfaces over, stainless steel sink and drainer, integrated appliances to include dish washer, washing machine, oven, cooker hood, gas hob, fridge freezer, boiler cupboard, storage cupboard and radiator.

### Guest Wc

Having wc, hand wash basin and radiator

## First Floor

### Landing

Having loft access, radiator and doors into

### Bedroom One

10' 1" x 12' 2" ( 3.07m x 3.71m )

Having double glazed window to the front, radiator and door into

### En-Suite

Having double glazed window to the front, shower cubicle, wc and hand wash basin, radiator and door into

### Bedroom Two

10' 9" x 8' 7" ( 3.28m x 2.62m )

Having double glazed window to the rear and radiator.

### Bedroom Three

11' 6" x 6' 7" ( 3.51m x 2.01m )

Having double glazed window to the rear and radiator

### Bathroom

Having bath with shower over, wc, hand wash basin and radiator.

### Outside

To the front of the property are two parking spaces with EV charging point.

To the rear of the property is a slabbed patio area, grass lawns, shed and gated side access.

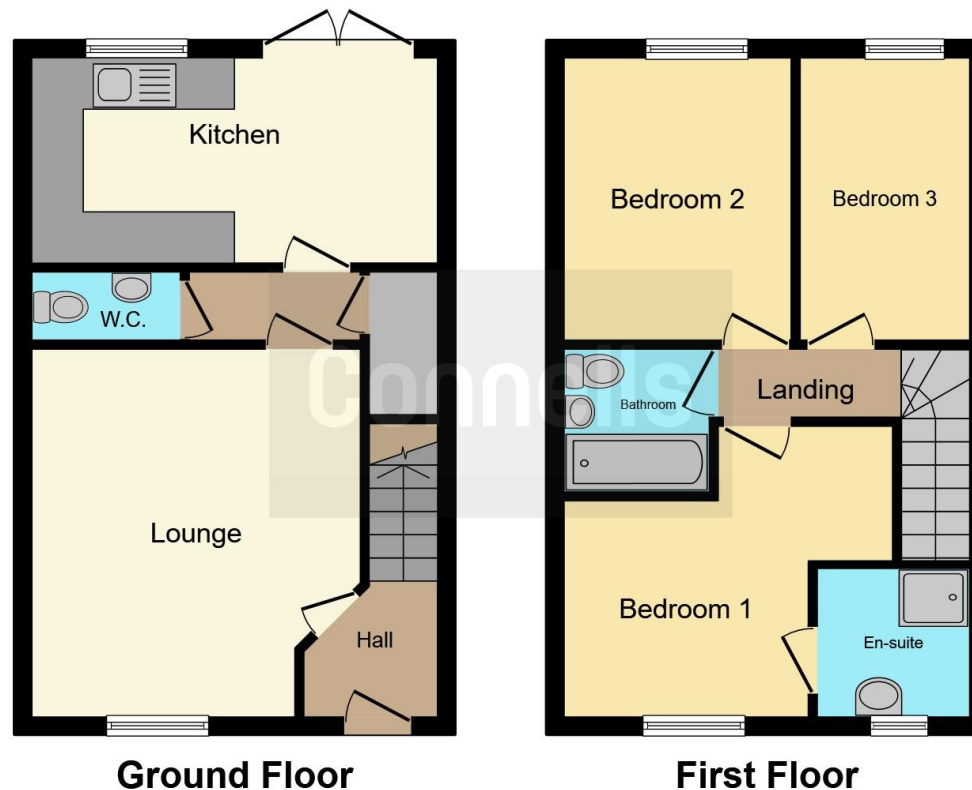












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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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57-59 Bridge Street  
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EPC Rating: Awaited  
 Council Tax Band: C

Tenure: Freehold

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