



Connells

Bryan Road
Walsall



Property Description

Internal viewing is highly recommended to appreciate this well presented two bedroom family residence. The property is conveniently positioned for motorway links, schools, local amenities and briefly comprises of entrance hall, lounge, kitchen, first floor bathroom, driveway and rear garden.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

Access Via

A front door opening into porch entrance with further door to:

Entrance Hall

Having stairs rising to first floor and door to:

Lounge

Having a double glazed bay window to the front, fireplace, radiator and door to:

Kitchen

Having double glazed windows to the rear and side, double glazed door to rear garden, fitted kitchen with wall and base units and work tops over, stainless steel sink and drainer, oven and hob with cooker hood over, space for appliances, boiler, under stairs storage and radiator.

First Floor

Landing

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

Bedroom One

Having a double glazed window to the front and radiator.

Bedroom Two

Having a double glazed window to the rear and radiator.

Bathroom

Having a double glazed window to the rear, bath, shower cubicle, low level w.c, wash hand basin and radiator.

Outside

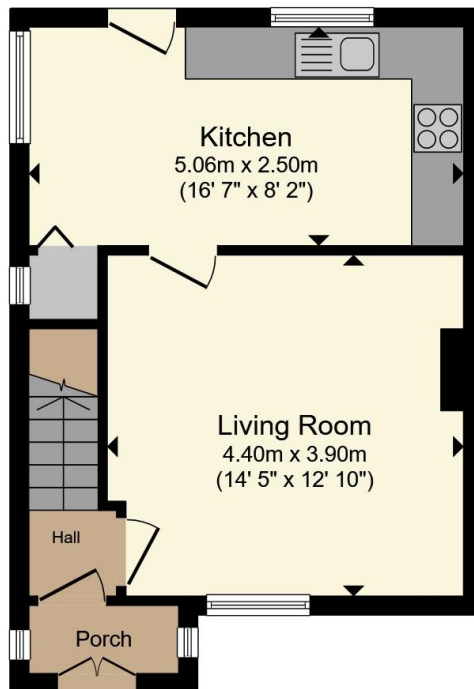
To the front of the property is a driveway for off road parking.

To the rear of the property is an enclosed lawned garden with panel fencing, cold water tap, gated side access and shed.

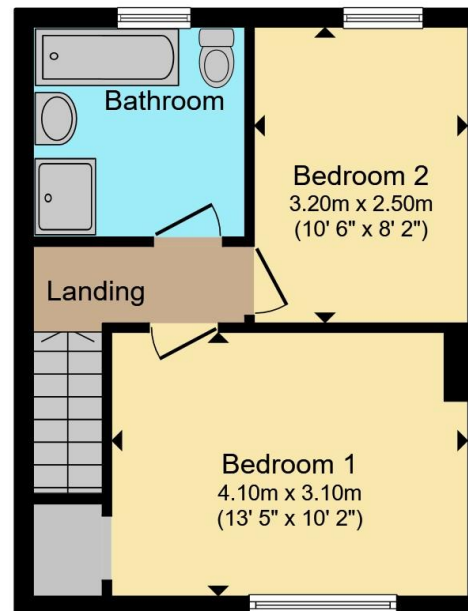








Ground Floor



First Floor

Total floor area 67.0 m² (721 sq.ft.) approx

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.propertybox.io



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: C Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WSL317543



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.

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