PAUL CARR Estate Agents Sales & Lettings

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Shropshire Close, Walsall, WS2 7BT

Offers Over £190,000

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Shropshire Close, Walsall Enjoying views towards the canal from the front, this two-bedroom home offers a practical layout, off-road parking and a rear garden.

The entrance hall leads to a separate kitchen, a ground-floor WC and a generous lounge/diner at the rear. French doors open from the lounge/diner onto the garden, bringing in plenty of natural light and creating an easy connection between indoors and out.

Upstairs are two bedrooms and a family bathroom. The main bedroom also benefits from an en-suite, while useful built-in storage adds to the home's everyday practicality.

Location
Shropshire Close is well placed for local shops, schools and everyday amenities, with Walsall town centre within easy reach. The nearby road network provides connections across the West Midlands, while the canal outlook gives the setting a distinctive appeal.

With its canal outlook, flexible living space and convenient parking, this is a home well worth viewing.

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Property Specification

FRONT VIEWS TOWARDS THE CANAL
GENEROUS REAR LOUNGE/DINER
GUEST W.C
EN-SUITE
WELL MAINTAINED THROUGHOUT

Kitchen 11' 7" x 5' 8" (3.53m x 1.73m)

Guest W.C

Lounge/Diner 14' 3" into recess x 12' 8" (4.34m x 3.86m)

Bedroom 1 11' 0" x 9' 5" (3.35m x 2.87m)

En-suite

Bedroom 2 8' 2" x 12' 8" (2.49m x 3.86m)

Family Bathroom

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market:

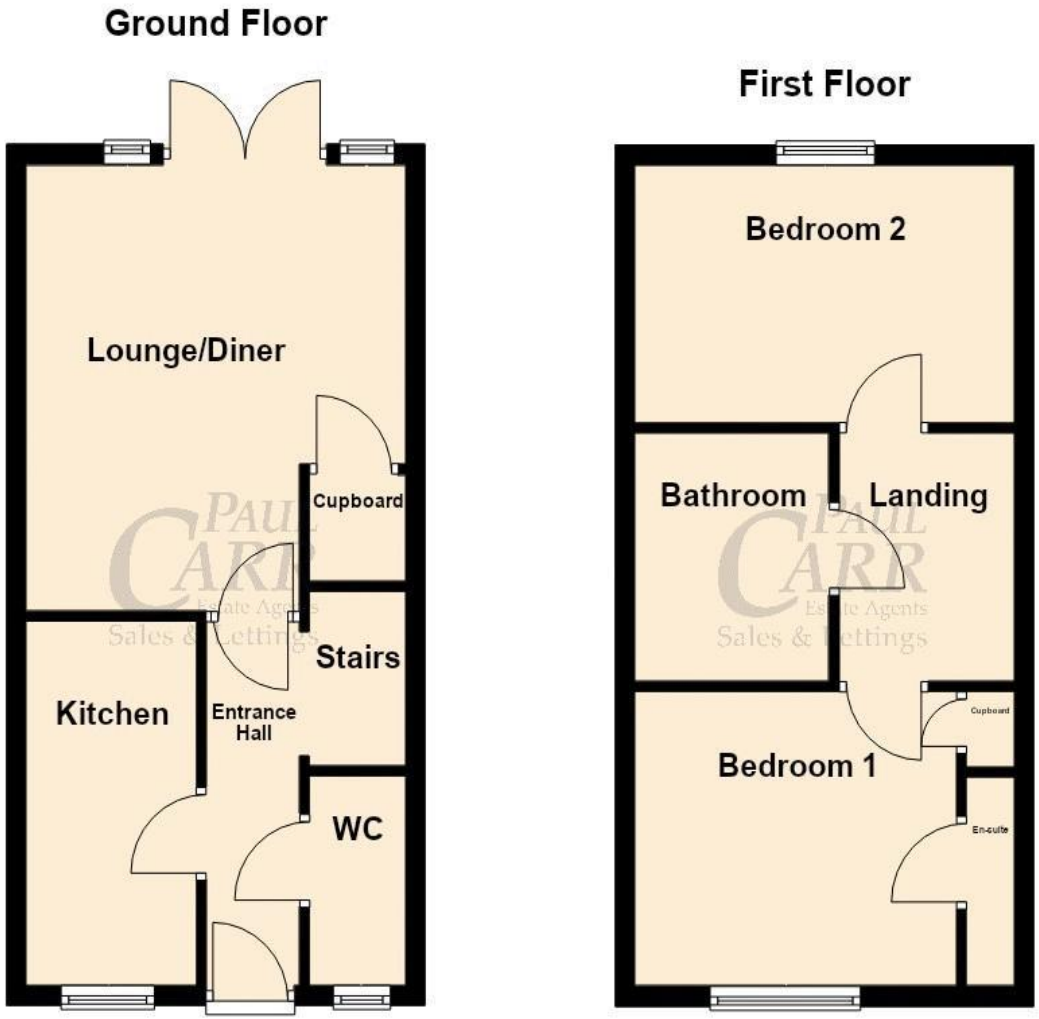
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal . A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Viewer's Note:

Services connected: Gas, Electric, Water, Drainage
Council tax band: B
Tenure: Freehold

Floor Plan

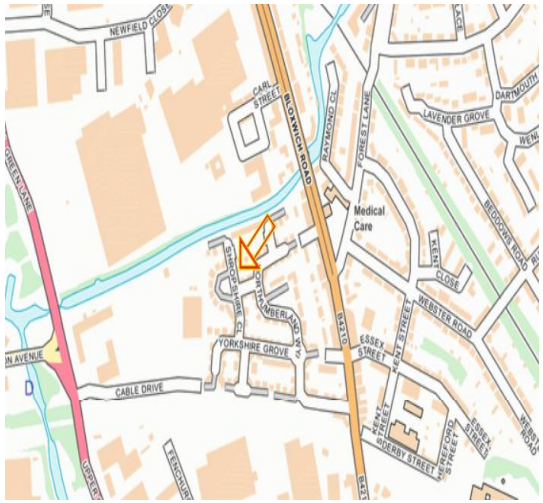
This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

New Instruction Awaiting E.P.C.

Map Location



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