



**Connells**

Delamere Drive  
Walsall





### Property Description

Offering an ideal first time purchase or investment opportunity on this two bedroom family home. The property is situated in the popular Yew Tree area of Walsall and briefly comprises of entrance hall, kitchen, lounge, first floor bathroom, parking and rear garden.

### Access Via

A front door opening into:

### Entrance Hall

Having a radiator and opening into:

### Kitchen

Having a double glazed window to the front, wall and base units with work tops over, stainless steel sink and drainer, oven with cooker hood, plumbing for washing machine and space for appliances.

### Lounge

11' 7" x 16' 6" ( 3.53m x 5.03m )

Having a door to rear garden, stairs to first floor and radiator.

### First Floor

### Landing

Having loft access and doors to:

### Bedroom One

9' 4" x 11' 7" ( 2.84m x 3.53m )

Having a double glazed window to the front, radiator and storage cupboard.

### Bedroom Two

9' 8" x 11' 8" ( 2.95m x 3.56m )

Having a double glazed window to the rear and radiator.

### Bathroom

Having a bath with shower over, low level w.c, hand wash basin and storage cupboard.

### Outside

To the rear of the property is a slabbed area, lawns and shed.



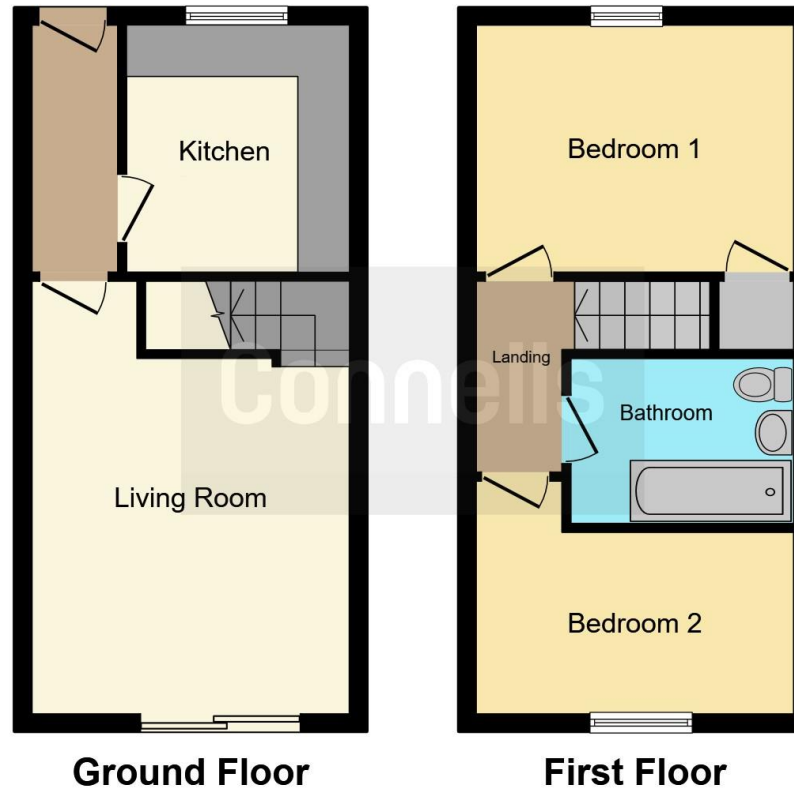












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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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57-59 Bridge Street  
 WALSALL WS1 1JQ

EPC Rating: C Council Tax  
 Band: B

Tenure: Freehold

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