



**Connells**

Harden Road  
Walsall



### Property Description

Offering an ideal first time buyer opportunity on this well presented three bedroom semi-detached family home. The property is situated in a popular residential location close to local schools, amenities and in brief comprises of lounge, kitchen/diner, family bathroom, drive and rear garden.

### Access Via

A front door opening into:

### Entrance Hall

Having stairs rising to first floor, electric heater and door to:

### Lounge

13' 9" max x 12' 10" ( 4.19m max x 3.91m )

Having a double glazed bow window to the front and radiator.

### Kitchen/ Diner

17' x 8' 3" ( 5.18m x 2.51m )

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

### First Floor

### Landing

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

### Bedroom One

10' 1" x 11' max ( 3.07m x 3.35m max )

Having a double glazed window to the front and radiator.

### Bedroom Two

11' 5" x 9' ( 3.48m x 2.74m )

Having a double glazed window to the rear and radiator.

### Bedroom Three

7' 11" x 8' 6" ( 2.41m x 2.59m )

Having a double glazed window to the rear and radiator.

### Bathroom

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

### Outside

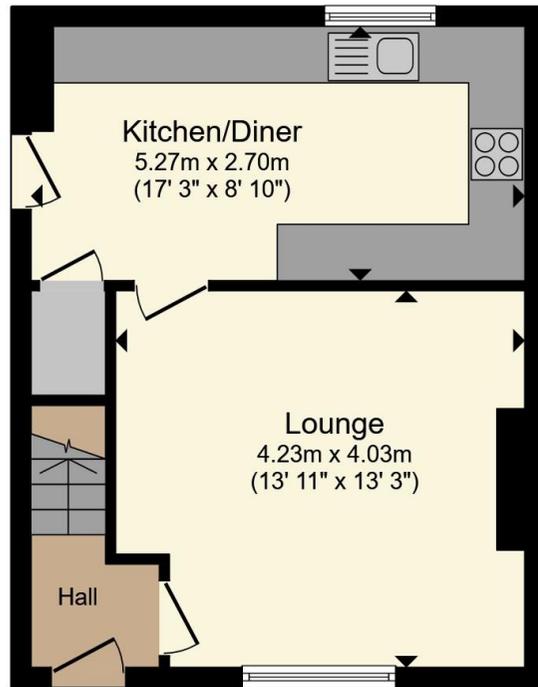
To the front of the property is a driveway for off road parking.

To the rear of the property is an enclosed lawned garden, slabbed patio area, panel fencing, outdoor tap and gated side access.

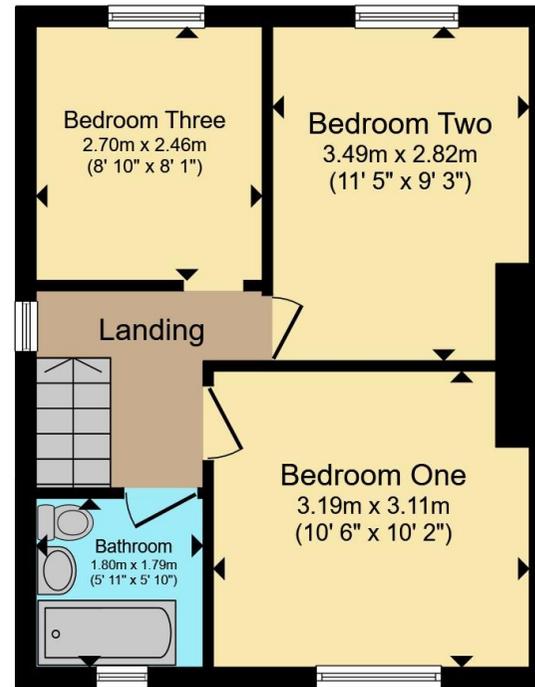








**Ground Floor**



**First Floor**

Total floor area 71.7 m<sup>2</sup> (772 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](http://www.propertybox.io)



To view this property please contact Connells on

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**view this property online [connells.co.uk/Property/WSL318411](http://connells.co.uk/Property/WSL318411)**

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

EPC Rating: D Council Tax Band: A

Tenure: Freehold



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