







### Property Description

Offering an ideal first time purchase or investment opportunity on this two bedroom family home. The property is conveniently positioned for motorway links and in brief comprises of kitchen, lounge, ground floor shower room, first floor bathroom and rear garden.

### Access Via

A front door opening into:

### Entrance Hall

Having a double glazed window to the front, stairs rising to first floor and doors to:

### Kitchen

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

### Lounge

15' 6" max x 10' 6" ( 4.72m max x 3.20m )  
Having a double glazed bay window to the rear and radiator.

### Shower Room

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

### First Floor

### Landing

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

### Bedroom One

13' 5" x 10' 6" ( 4.09m x 3.20m )

Having a double glazed window to the rear and radiator.

### Bedroom Two

9' max x 12' 9" ( 2.74m max x 3.89m )

Having two double glazed windows to the front, radiator and storage cupboard.

### Bathroom

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

### Outside

To the rear of the property is a lawned garden with gated side access.

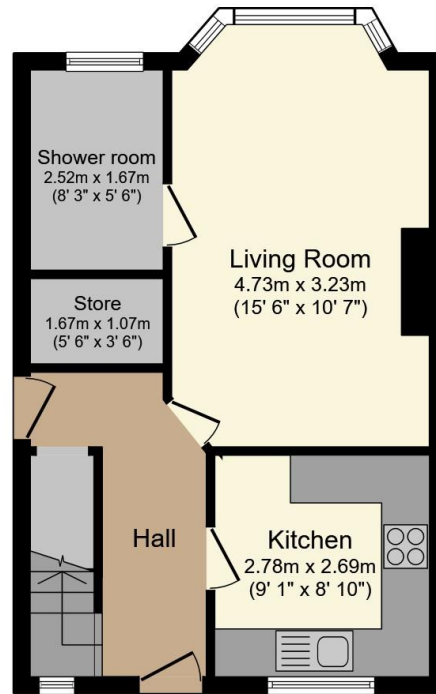




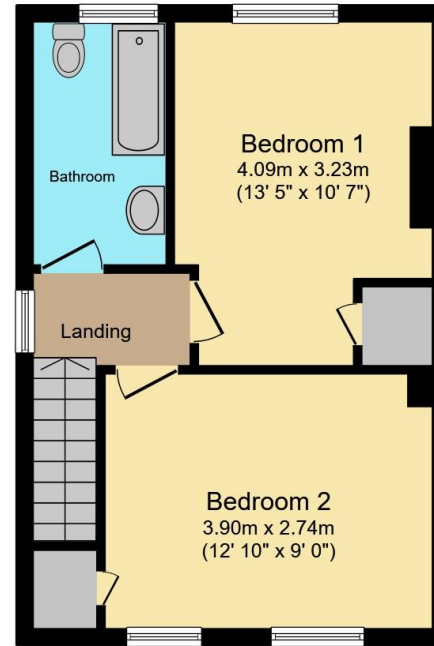








**Ground Floor**



**First Floor**

Total floor area 77.2 m<sup>2</sup> (831 sq.ft.) approx

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To view this property please contact Connells on

**T 01922 721 000**  
**E [walsall@connells.co.uk](mailto:walsall@connells.co.uk)**

57-59 Bridge Street  
WALSALL WS1 1JQ

EPC Rating: C Council Tax  
Band: A

Tenure: Freehold

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