



Connells

Earl Street  
Walsall



## Property Description

Early viewing is highly recommended to appreciate the size and potential this property has to offer. Situated on a well-established residential location featuring predominantly traditional terraced homes and excellent access to commuter routes. This spacious four bedroom terraced property offers generous living accommodation, making it an ideal family home or investment opportunity. Conveniently located close to local amenities, schools transport links, and Walsall town centre, the property combines practically with excellent potential.

## Access Via

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

## Porch Entrance

Having door to:

## Entrance Hall

Having stairs rising to first floor, under stairs storage cupboard, radiator and doors to:

## Front Reception Room

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

## Living Room

Having a double glazed window to the rear and radiator.

## Kitchen

Having two double glazed windows to the side, fitted kitchen with a range of wall and base units and work tops over, stainless steel sink and drainer with mixer taps, cooker point, extractor hood over, plumbing for washing machine, space for appliances, radiator and door to:

## Inner Hall

Having double glazed door to rear garden and doors to:

## Shower Room

Having a double glazed window to the side, shower, heated towel rail, low level w.c, wash hand basin, complementary tiling and GCH boiler.

## W.C

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

## First Floor

### Landing

Having loft access point, radiator and doors to:

### Bedroom One

Having a double glazed window to the rear, built in wardrobe and radiator.

### Bedroom Two

Having double glazed windows to the side and rear and two radiators.

### Bedroom Three

Having a double glazed window to the front and radiator.

### Bedroom Four

Having a double glazed window to the front and radiator.

### Outside

To the rear of the property is an enclosed rear garden and gate providing side access.









Total floor area 135.6 m<sup>2</sup> (1,460 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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EPC Rating: C Council Tax  
 Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/WSL317783](http://connells.co.uk/Property/WSL317783)**



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.

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