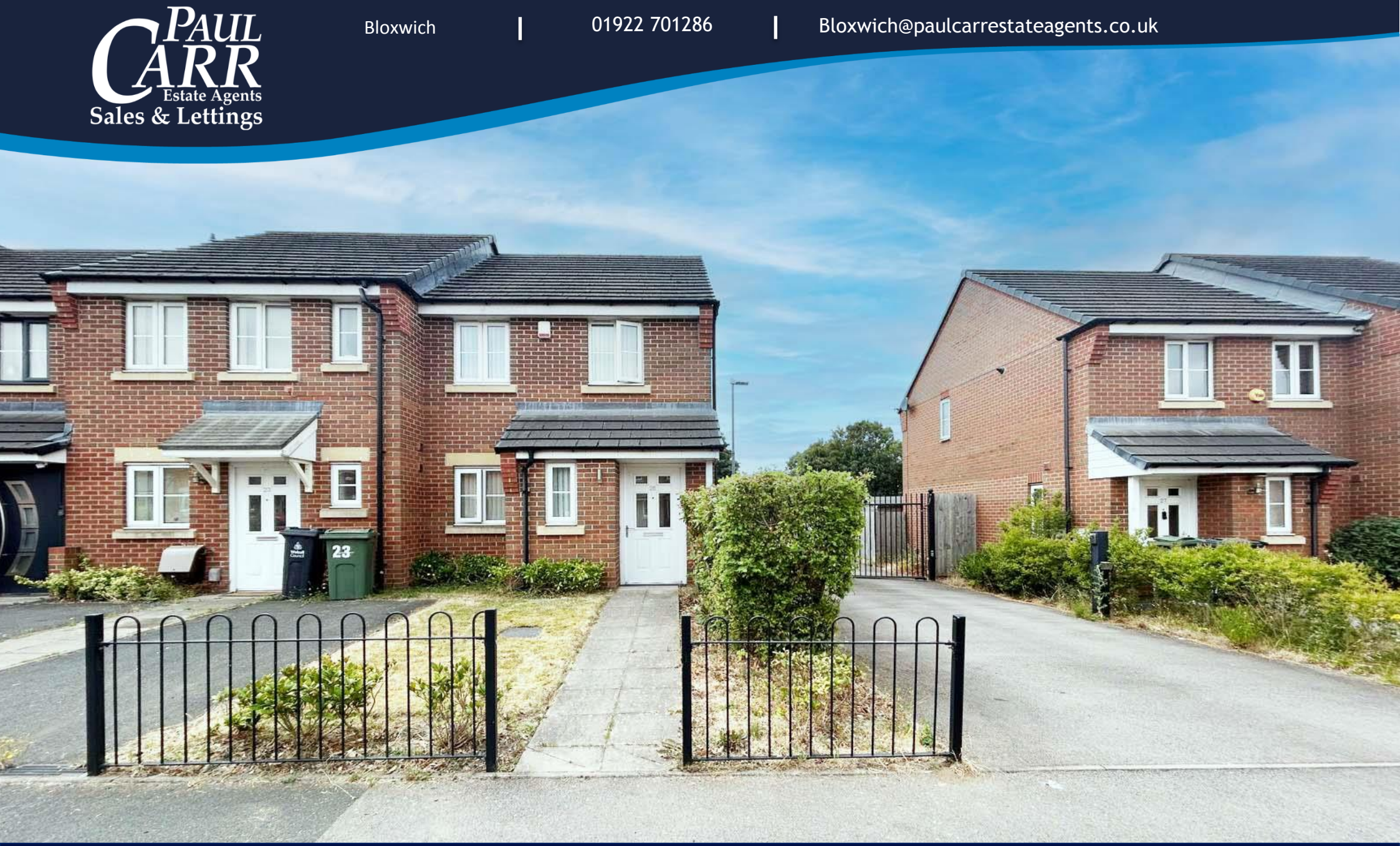
PAUL CARR Estate Agents Sales & Lettings

Bloxwich | 01922 701286 | Bloxwich@paulcarrestateagents.co.uk



Beddows Road, Walsall, WS3 1QB

Offers in the Region Of £190,000

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2 1 1

This well presented two-bedroom property offers comfortable and versatile living accommodation, making it an ideal purchase for a first-time buyers, small families, downsizers, or investors.

The property features a bright and welcoming living room, a modern fitted kitchen with ample storage and workspace, and a convenient ground-floor cloakroom/WC.

Upstairs, there are two generously sized bedrooms and a well-appointed family bathroom, providing comfortable accommodation for every day living.

Outside, the property benefits from a private rear garden, perfect for relaxing or entertaining along with off road parking (where applicable) and a private gated rear parking area for security.

Ideally situated close to local amenities, schools, transport link and green spaces, this home offers excellent balance of comfort, convenience and practicality.













Property Specification

SECURE GATED PARKING TO REAR
GUEST W.C
TWO SPACIOUS BEDROOMS
MODERN END TERRACE PROPERTY
LOCAL SHOPS & SCHOOLS

Reception Room 12' 1" x 13' 9" (3.68m x 4.19m)

Kitchen 9' 1" x 7' 2" into recess (2.77m x 2.18m)

Bedroom One 12' 1" x 7' 2" into recess (3.68m x 2.18m)

Bedroom Two 12' 1" x 7' 2" (3.68m x 2.18m)

Guest W.C

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:

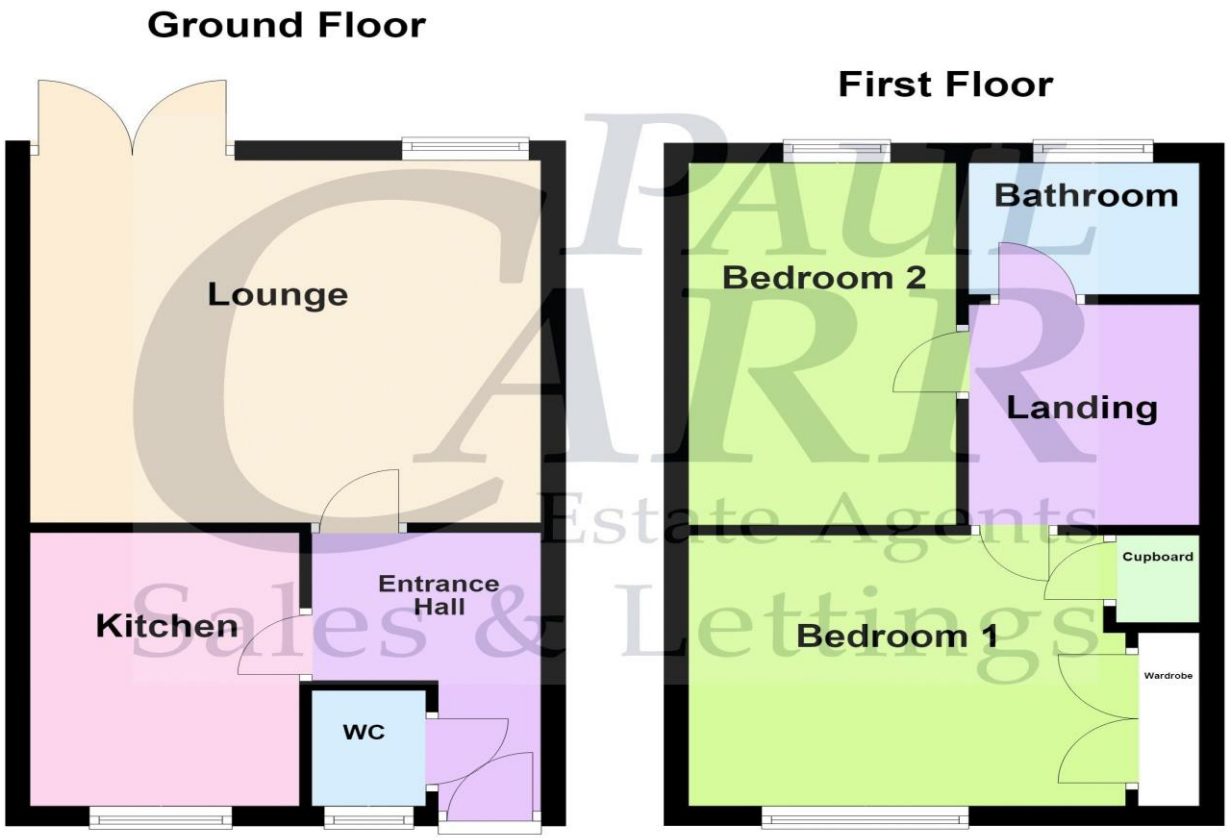
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. 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



This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.

Energy Efficiency Rating

New Instruction Awaiting E.P.C.

Map Location



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OnTheMarket.com
rightmove.co.uk The UK's number one property website
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