

for sale

offers over **£190,000** Freehold



## Cedar Close Walsall WS5 4LJ

This **TWO-BEDROOM SEMI-DETACHED** property offers a fantastic opportunity for buyers looking to put their own stamp on a home. With solid proportions and a generous plot, and a popular residential setting, the property has great potential but does require some updating and improving.

# Cedar Close Walsall WS5 4LJ

## Porch

Entrance porch.

## Hall

Leading to all ground floor rooms and stairs to first floor.

## Living Room

12' 6" x 9' 9" ( 3.81m x 2.97m )

Having bay fronted double-glazed window, central heating radiator, feature fireplace and central archway leading to:

## Dining Room

8' 6" x 12' 6" ( 2.59m x 3.81m )

generous dining space with ample space for dining furniture and having rear double-glazed window and central heating radiator.

## Kitchen

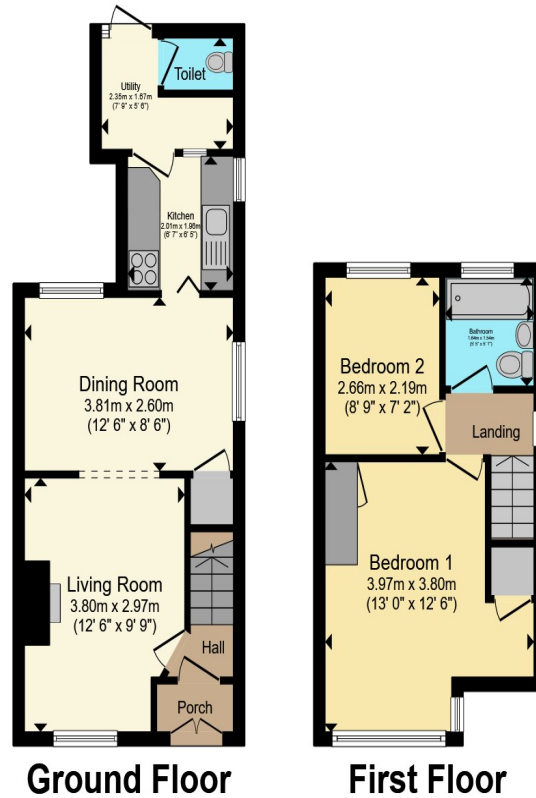
6' 7" x 6' 5" ( 2.01m x 1.96m )

Having a range of wall and base units with work surfaces over, space for appliances and access to the utility and rear garden.

## Utility







Total floor area 58.6 m<sup>2</sup> (631 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)



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Property Ref: PW1104523 - 0003

Tenure: Freehold EPC Rating: F

Council Tax Band: B

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