



Connells

Hough Road  
Walsall



### Property Description

Conveniently located close to transport links and amenities, this semi-detached property offers a perfect opportunity for first time buyers or investors and briefly comprises of entrance hall, lounge, fitted kitchen diner, first floor bathroom, three bedrooms and rear garden.

### Access Via

A front door opening into:

### Entrance Hall

Having stairs rising to first floor and doors to:9

### Kitchen

7' 8" max x 16' 4" max ( 2.34m max x 4.98m max )

Having two double glazed windows to the front (one bay window), wall and base units with work tops over, stainless steel sink and drainer, space for appliances and radiator.

### Lounge

10' 6" x 16' 4" ( 3.20m x 4.98m )

Having a double glazed window to the rear, doors to rear garden, fire place and radiator.

### First Floor

### Landing

Having loft access, storage cupboard, radiator and doors to:

### Bedroom One

16' 9" x 9' ( 5.11m x 2.74m )

Having two double glazed windows to the front and radiator.

### Bedroom Two

7' 7" x 6' 10" ( 2.31m x 2.08m )

Having a double glazed window to the rear.

### Bedroom Three

6' 10" x 9' 3" ( 2.08m x 2.82m )

Having a double glazed window to the rear and radiator.

### Wetroom

Having a double glazed windows to the side, walk in shower, wash hand basin, extractor fan and low level w.c.

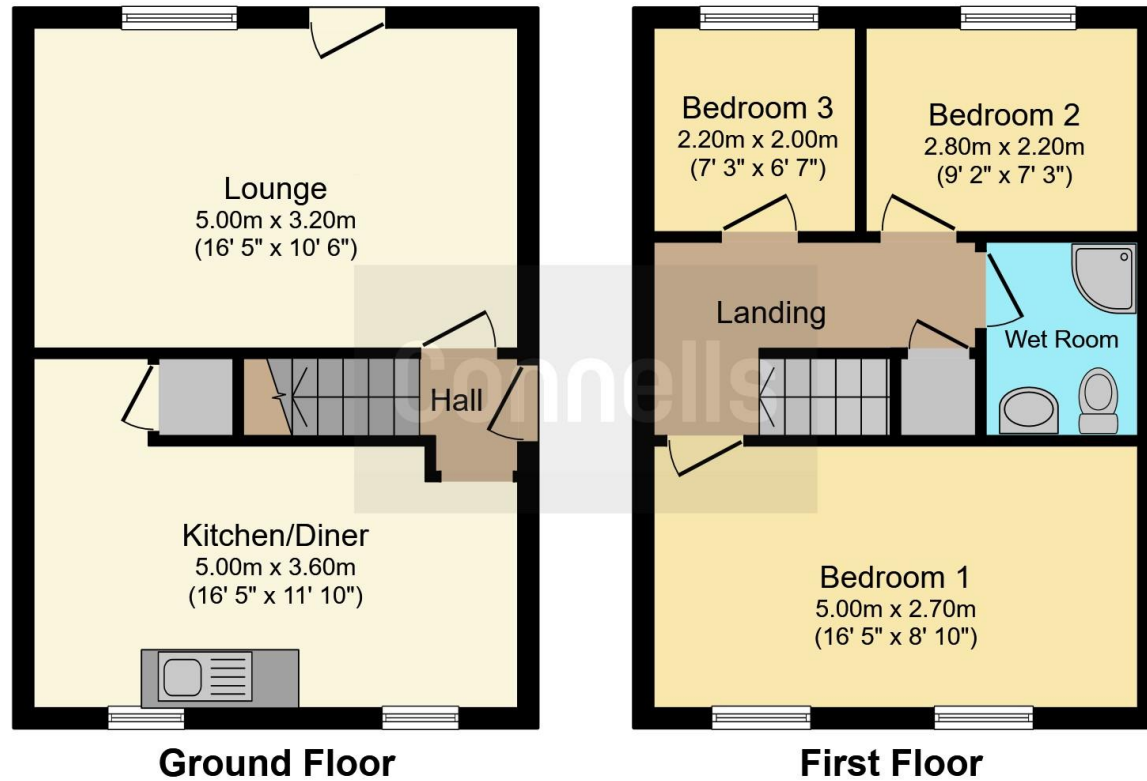
### Outside

To the rear of the property is a slabbed patio area and gated side access.









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.focalagent.com](http://www.focalagent.com)

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: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/WSL317554](http://connells.co.uk/Property/WSL317554)**



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WSL317554 - 0006