



**Connells**

Queen Mary Street  
Walsall



### Property Description

Offering an ideal first time buyer opportunity on this two bedroom mid-terrace family home. The property is situated in a popular residential location close to local schools, amenities and briefly comprises of two reception rooms, kitchen, bathroom and rear garden.

### Access Via

A front door opening into:

### Front Reception Room

12' 9" x 11' 6" ( 3.89m x 3.51m )

Having a double glazed window to the front, gas fire, meter cupboard, radiator and door to:

### Rear Reception Room

12' 2" x 11' 6" ( 3.71m x 3.51m )

Having a double glazed window to the rear and radiator.

### Kitchen

13' 6" x 5' 10" ( 4.11m x 1.78m )

Having two double glazed windows to the side, fitted kitchen with wall and base units and work tops over, stainless steel sink and drainer, gas hob with cooker hood over and space for appliances.

### Rear Lobby

Having storage cupboard, door to rear garden and door to:

### Bathroom

Having a double glazed window to the side, bath with shower over, low level w.c, wash hand basin and radiator.

### First Floor

### Landing

Having doors to:

### Bedroom One

12' 1" x 10' 2" ( 3.68m x 3.10m )

Having a double glazed window to the front, fitted wardrobes and radiator.

### Bedroom Two

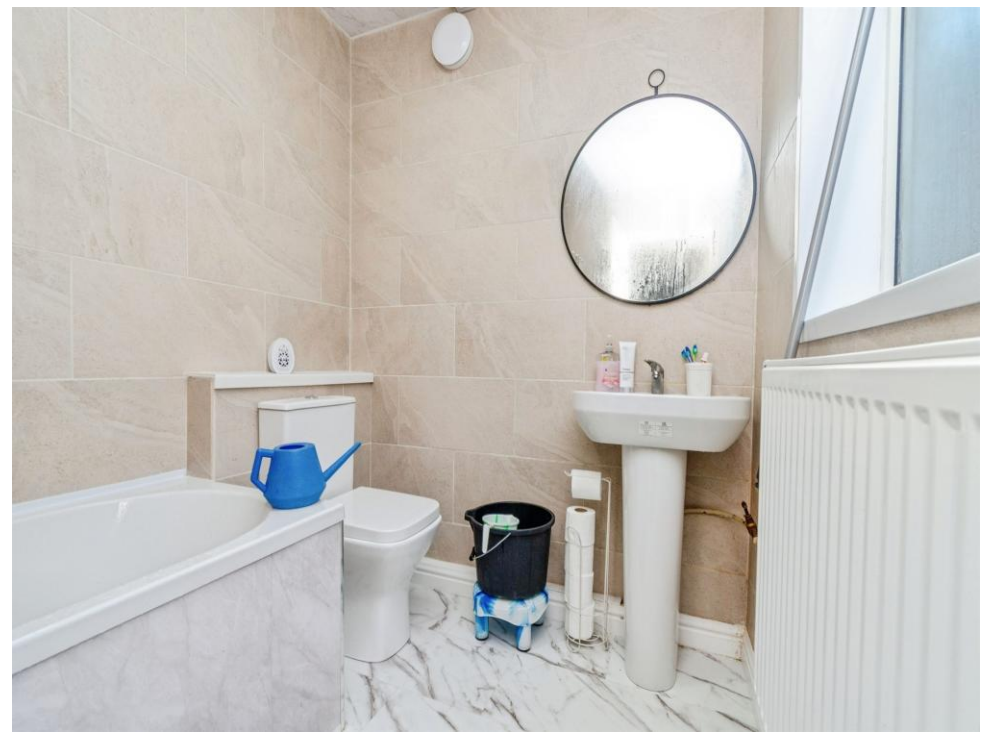
11' 6" x 12' 3" ( 3.51m x 3.73m )

Having a double glazed window to the rear, storage cupboard and radiator.

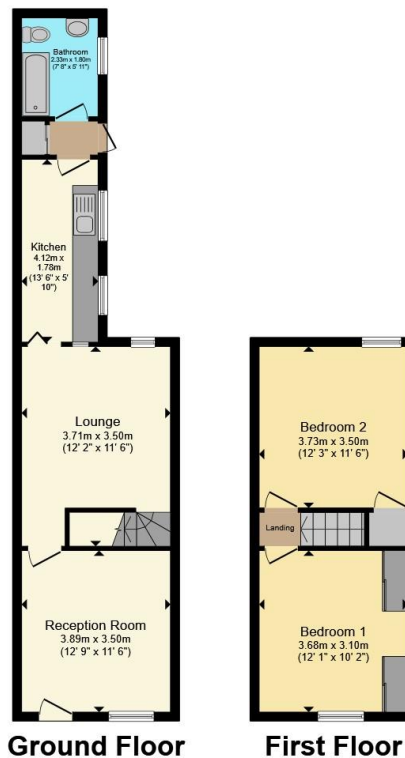
### Outside

To the rear of the property is a slabbed patio area and shed.









Total floor area 74.1 m<sup>2</sup> (798 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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57-59 Bridge Street  
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EPC Rating: G Council Tax  
 Band: A

Tenure: Freehold

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Property Ref: WSL318418 - 0002