



**Connells**

Hodgkins Close  
Walsall



### Property Description

Offering an ideal first time buyer opportunity on this three bedroom semi-detached family home benefiting from gated access to Wyrley and Essington Canal. The property is situated in quiet cul-de-sac location close to local schools, amenities and briefly comprises of lounge, kitchen, first floor bathroom and rear garden.

### Access Via

A front door opening into:

### Entrance Hall

Having a double glazed window to the side, complementary tiling, stairs rising to first floor, radiator and door to:

### Lounge

14' 5" x 11' 3" ( 4.39m x 3.43m )

Having a double glazed window to the front, feature fireplace with log burner and radiator.

### Kitchen

20' 7" x 9' 1" ( 6.27m x 2.77m )

Having a double glazed window to the rear, fitted kitchen with wall and base units and work tops over, one and a half bowl sink and drainer, plumbing for washing machine, integrated oven and hob with cooker hood over, storage cupboard, radiator, complementary tiling and double glazed door to rear garden.



## First Floor

### Landing

Having a double glazed window to the side, loft access, storage cupboard and doors to:

### Bedroom One

9' 2" x 8' ( 2.79m x 2.44m )

Having a double glazed window to the front and radiator.

### Bedroom Two

11' 4" max x 11' 2" ( 3.45m max x 3.40m )

Having two double glazed windows to the front, fitted wardrobes and radiator.

### Bedroom Three

8' 11" x 11' 2" ( 2.72m x 3.40m )

Having a double glazed window to the rear and radiator.

### Bathroom

Having two double glazed windows to the rear, bath with shower over, low level w.c, wash hand basin, radiator and complementary tiling.

### Outside

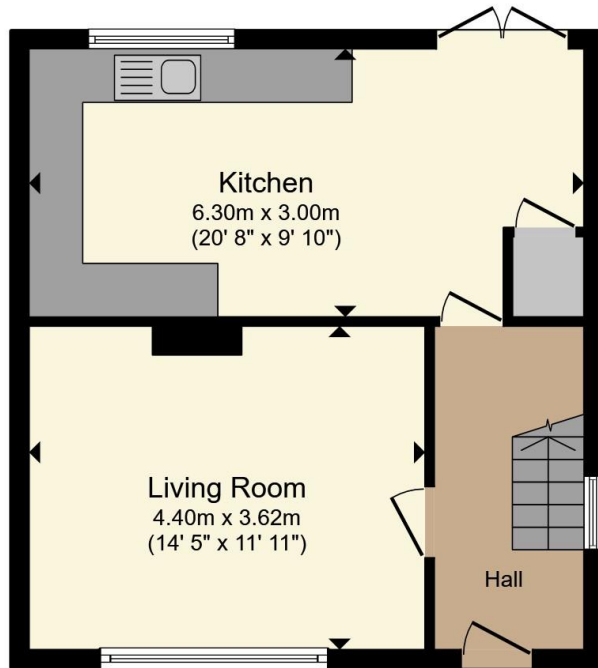
To the front of the property is a gravel frontage for multiple cars.

To the rear of the property is an enclosed lawned garden with panel fencing and outdoor tap.

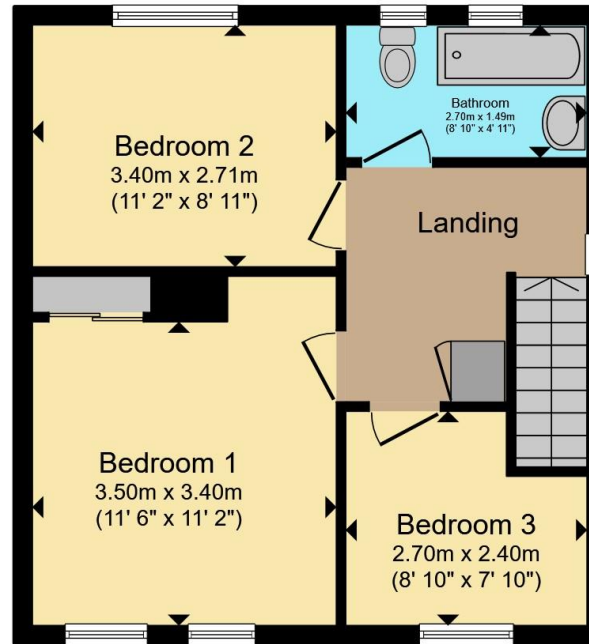








**Ground Floor**



**First Floor**

Total floor area 83.3 m<sup>2</sup> (897 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: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/WSL318536](http://connells.co.uk/Property/WSL318536)**



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