



**Connells**

Holford Avenue  
Walsall



## Property Description

Benefiting from NO UPWARD CHAIN, this modernised three bedroom semi detached property positioned on a corner plot is an ideal first time buyer opportunity, and is situated within easy reach of commuter links, schools and local amenities. The property in brief comprises of lounge, re-fitted kitchen, re-fitted ground floor bathroom, replacement central heating system and boiler, front and rear gardens.

## Entrance Hall

Having stairs rising to first floor and door to:

## Lounge

Having a double glazed bay window to the front, under-stairs storage cupboard, radiator and door to:

## Fitted Kitchen

Having a single glazed window to the rear, a range of fitted wall and base units with work-tops over, stainless steel sink and drainer, tiling to splash-backs, space for appliances, cooker point, doors to verandah and ground floor bathroom.

## Verandah

Having double glazed sliding doors to the rear, plumbing for washing machine and radiator.

## Bathroom

Having a double glazed window to the rear, bath with shower over, low level wc, vanity unit with wash-hand basin, heated towel rail and complementary tiling.

## First Floor

## Landing

Having loft access point, double glazed window to the side and doors to:

## Bedroom One

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

## Bedroom Two

Having a double glazed window to the rear and radiator.

## Bedroom Three

Having a double glazed window to the rear and radiator.

## Outside

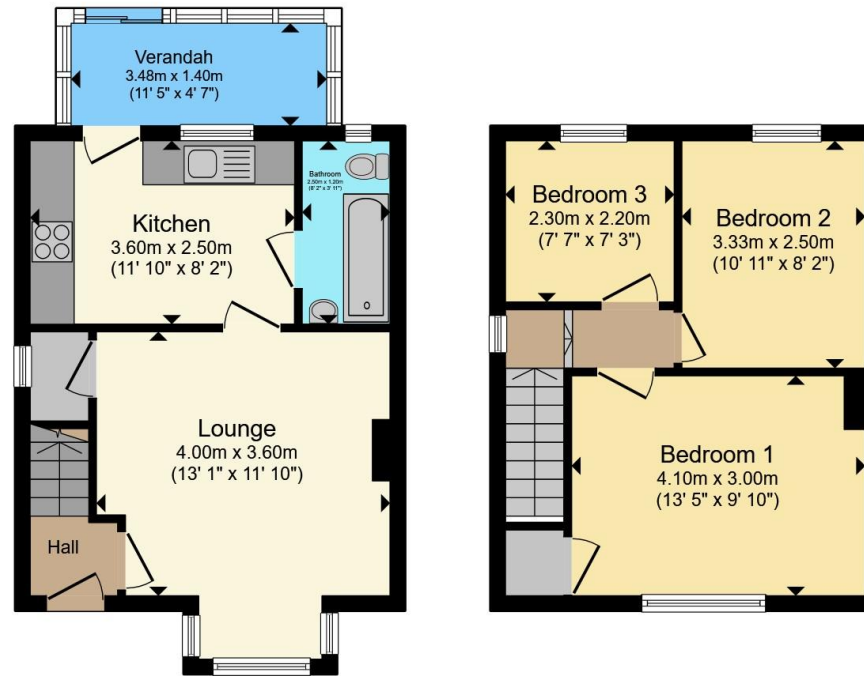
To the rear of the property is an enclosed slabbed garden having panel fencing, gate providing side access, timber shed and coldwater tap.

To the front and side of the property is a lawned garden.









**Ground Floor**

**First Floor**

Total floor area 67.8 m<sup>2</sup> (730 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

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