



Connells

Pargeter Street  
Walsall



### Property Description

Offered for sale with NO UPWARD CHAIN, this end-terrace property provides spacious and versatile accommodation, making it an ideal purchase for first-time buyers or investors alike. The ground floor comprises two generous reception rooms, offering flexible living and dining space, together with a fitted kitchen and bathroom. To the first floor are two well-proportioned double bedrooms, both benefiting from natural light and ample space for furnishings.

Externally, the property enjoys a rear garden, detached garage and side driveway, offering valuable off road parking and storage facilities.

Pargeter Street is conveniently situated within easy reach of Walsall Town Centre, offering a wide range of shopping, leisure and dining facilities. The area is well served by local schools, public transport links and road networks, including access to the M6 motorway, making it an excellent choice for commuters travelling to Birmingham, Wolverhampton and the surrounding areas.

### Porch Entrance

Having double glazed double doors, laminate flooring and door to:

### Front Reception Room

Having a double glazed bay window to the front, radiator, laminate flooring and door to:

### Rear Reception Room

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

### Fitted Kitchen

Having a double glazed window to the rear, a range of fitted wall and base units with work-tops over, stainless steel sink and drainer, integrated oven and hob with extractor over, plumbing for washing machine, radiator and door to:

### Rear Lobby

Having double glazed door to rear garden, GCH boiler and door to:

### Bathroom

Having a double glazed window to the side, bath, low level wc, bath, wash-hand basin and radiator.

## First Floor

### Landing

Having doors to:

### Bedroom One

Having a double glazed window to the front and radiator.

### Bedroom Two

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

### Outside

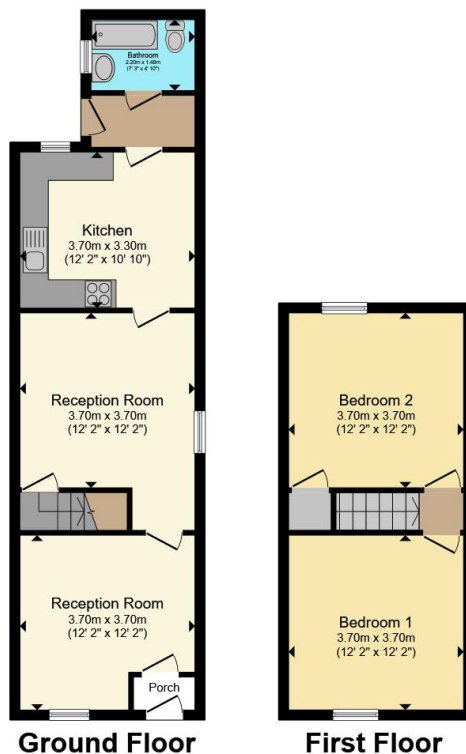
To the rear of the property is a courtyard and garden area, shared right of way and garage.

To the side of the property is a driveway.









Total floor area 79.8 m<sup>2</sup> (859 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  
 WALSALL WS1 1JQ

EPC Rating: Council Tax  
 Awaited Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/WSL318972](http://connells.co.uk/Property/WSL318972)**



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.

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