



**Connells**

Kent Close  
Aldridge WALSALL



# Kent Close Aldridge WALSALL WS9 8HS

for sale  
**£225,000**



## Property Description

Situated on Kent Close, this two-bedroom semi-detached property offers comfortable and practical accommodation, making it an ideal home for first-time buyers, couples or a small family.

The ground floor comprises a welcoming lounge, providing a comfortable space for relaxing and entertaining, open-plan kitchen/living space, creating a sociable heart of the home.

The property also benefits from a downstairs bathroom and a useful utility area, adding further convenience to the ground-floor accommodation.

Upstairs, there are two well-proportioned bedrooms, offering flexible space for bedrooms, a home office or guest accommodation.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

## Access Via

A front door opening into:

## Entrance Hall

Having stairs rising to first floor and doors to:

## Living Room

Having a double glazed window to the front and radiator.

## Kitchen/ Diner

Having a double glazed window to the front and rear, fitted kitchen with wall and base units and work tops over, one and a half bowl sink and drainer, integrated electric fan, complementary tiling, spotlights and feature fire place.

## Utility Area

Having work tops, plumbing for washing machine, complementary tiling and door to rear garden.

## Bathroom

Having two double glazed windows to the rear, bath with electric shower over, wash hand basin, low level w.c, spotlights and heated towel rail.

## First Floor

## Landing

Having storage cupboard housing boiler and doors to:

## Bedroom One

Having a double glazed window to the front and radiator.

## Bedroom Two

Having a double glazed window to the side, radiator and two storage cupboards.

## Outside

To the front of the property is a lawned fore garden.

To the rear of the property is a slabbed patio area, steps to lawned garden with panel fencing.

## Outbuilding

Having a double glazed window and door.





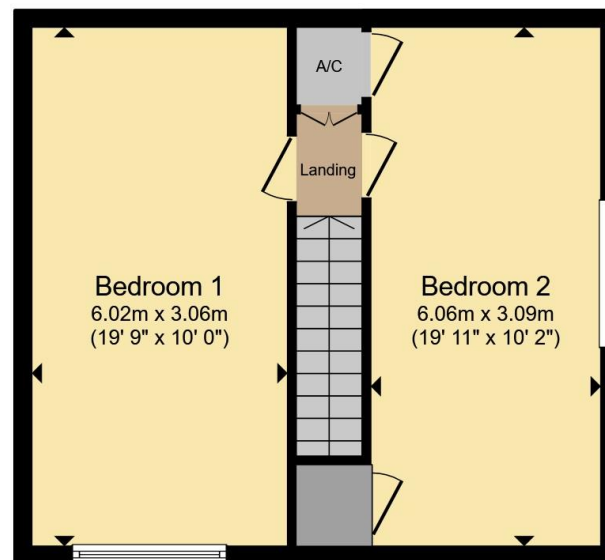








**Ground Floor**



**First Floor**

Total floor area 86.2 m<sup>2</sup> (927 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)

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EPC Rating: C Council Tax  
Band: B

Tenure: Freehold

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