

Connells

Old Birchills
Walsall

Old Birchills
Walsall WS2 8QH

for sale offers over
£140,000







Property Description

Situated in the popular area of Old Birchills, Walsall, this two-bedroom mid-terraced property offers an excellent opportunity for first-time buyers, couples, small families and investors alike.

The property is conveniently located close to a range of local amenities, shops and everyday conveniences, making it an ideal choice for those looking for a well-connected home.

The area is particularly well placed for local schooling, with a selection of nearby primary schools including Birchills Church of England Community Academy, Croft Academy and St Patrick's Catholic Primary School. There are also further educational options within easy reach, making the location appealing to families.

For commuters, Walsall Train Station is approximately 0.7 miles away, providing rail connections towards Birmingham and other surrounding areas. There are also local bus services nearby, while convenient road links provide access to Walsall town centre and the wider West Midlands motorway network.

Walsall town centre is easily accessible, offering a wider choice of shopping facilities, supermarkets, restaurants and leisure amenities.

An excellent opportunity to purchase a conveniently located two-bedroom home, ideally positioned for local amenities, schools and transport links. Early viewing is highly recommended to appreciate the location on offer.

Entrance

Door leading from public footpath.

Front Reception

Double glazed window to the front, radiator and door leading to second reception.

Second Reception

Double glazed window to the rear, radiator and door to the kitchen.

Kitchen

Range of wall and base units, gas point, plumbing point, window and door to the side, doorway to the bathroom.

Bathroom

Bath with mixer taps, w.c, wash hand basin, radiator and tiled finish.

Bedroom One

Double glazed window to the front and radiator.

Bedroom Two

Window to the rear and a radiator.

Rear Garden

Easy to maintain rear garden space access from the kitchen.

Agents Notes

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.



















Total floor area 72.0 m² (776 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

Connells

To view this property please contact Connells on

T 01922 721 000
E walsall@connells.co.uk

57-59 Bridge Street
WALSALL WS1 1JQ

EPC Rating: D

Council Tax Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/WSL319322

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.