



2 Bedroom End Terraced House

Lincoln Road, Walsall

Offers In Region Of £95,000



REDSTONES

A very well presented two bedroom end of terrace family home having the benefit of UPVC double glazing, gas central heating. This lovely property further comprises, reception hall, spacious open plan through lounge/diner, fitted breakfast kitchen, 2 double bedrooms, good size family bathroom and rear garden. Energy rating E.

RECEPTION HALL With UPVC double glazed front door and door to the lounge.

LOUNGE/DINER 23' 10" x 13' 0" (7.27m x 3.98m) With UPVC double glazed window to the front, UPVC double glazed door to the garden, entrance to inner hallway and two central heating radiators.

INNER HALLWAY With entrance to kitchen and stairs off to the first floor.

KITCHEN/DINER 24' 7" x 6' 7" (7.5m x 2.01m) With UPVC double glazed window to the rear, two UPVC double glazed windows to the side, UPVC double glazed door to the rear garden, feature fireplace, sink and drainer, matching wall, base and drawer units, gas point, central heating radiator, tiled surrounds, plumbing and appliance space and extractor hood.

ON THE FIRST FLOOR LANDING With UPVC double glazed window to the side and doors to both bedrooms and bathroom.

BEDROOM ONE 13' 0" x 11' 1" (3.98m x 3.38m) With UPVC double glazed window to the front and central heating radiator.

BEDROOM TWO 12' 0" x 9' 10" (3.68m x 3.00m) With UPVC double glazed window to the rear and central heating radiator.

BATHROOM 11' 3" x 6' 7" (3.44m x 2.01m) With UPVC double glazed window to the rear, panelled bath with shower over, low level WC, tiled surrounds, central heating radiator and pedestal wash hand basin.

REAR GARDEN With lawned garden, patio, shed, side gate to the front and cold water tap.

VIEWING, please contact Redstones on 01922 235350 if you wish to arrange a viewing appointment for this property or require further information.

TENURE, our vendors have verbally advised us that the property is freehold. As Redstones I have not checked the legal documentation to verify the status of the property, we would recommend that potential buyers obtain verification from a Solicitor prior to expressing any formal intent to purchase.

SERVICES, our vendors have advised us that mains gas, electricity and drainage are available at the property, subject to normal regulations.

Viewing

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These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own professional advice. All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. All measurements are approximate.

