



2 Bedroom Semi-Detached House

Patriot Close, Walsall

Offers In Region Of £105,000



**REDSTONES**



A modern two bedroom semi detached property having the benefit of UPVC double glazing, gas central heating and no upward chain. Set in a quiet cul de sac the property further comprises, lounge, fitted kitchen, two double bedrooms, family bathroom with shower, front and rear gardens and off road parking. IDEAL FOR LANDLORD OR FIRST TIME BUYER. Energy rating D.

**LOUNGE** 16' 9" x 11' 7" (5.11m x 3.53m) With UPVC double glazed window to the front and UPVC double glazed front door, central heating radiator, stairs off to the first floor, feature fire place, wall lights and door to the kitchen.

**KITCHEN** 11' 7" x 9' 2" (3.53m x 2.79m) With UPVC double glazed windows to side and rear, UPVC double glazed door to the rear garden, stainless steel sink and drainer, roll top work surfaces, tiled surrounds, 'Baxi' central heating boiler in wall cupboard, four ring gas hob and electric oven, extractor hood, plumbing and appliance space.

**ON THE FIRST FLOOR LANDING** With doors to all bedrooms and bathroom and loft access.

**BEDROOM ONE** 11' 6" x 7' 6" (3.51m x 2.29m) With two UPVC double glazed windows to the front and central heating.

**BEDROOM TWO** 11' 6" x 9' 2" (3.51m x 2.79m) With UPVC double glazed window to the rear, central heating radiator and built in storage cupboard.

**BATHROOM** 8' 4" x 4' 10" (2.54m x 1.47m) With UPVC double glazed window to the side, panelled bath with electric shower over, low level W.C, pedestal wash hand basin, tiled walls, central heating radiator and airing cupboard.

**OUTSIDE** To the rear there is paved patio and lawned garden, cold water tap and gate to the front. To the front there is lawned garden and off road parking.

**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

Please contact our Redstones Estate Agency Office on 01902 235350 if you wish to arrange a viewing appointment for this property or require further information.

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.

