



2 Bedroom Semi-Detached House

Corn Mill Close, Walsall

£47,500



**REDSTONES**

**\*\*50% Shared property, with option to buy the full 100%\*\*** A well presented 3 bedroom semi detached property having the benefit of double glazing, gas central heating and no upward chain. This lovely property further comprises, reception hall, lounge, refitted kitchen/diner, two double bedrooms, refitted family bathroom, front and rear gardens and off road parking. Energy rating D.

**SUMMARY** **\*\*50% Shared property, with option to buy the full 100%\*\*** A well presented 3 bedroom semi detached property having the benefit of double glazing, gas central heating and no upward chain. This lovely property further comprises, reception hall, lounge, refitted kitchen/diner, two double bedrooms, refitted family bathroom, front and rear gardens and off road parking. Energy rating D.

**RECEPTION HALL** With door to the front, stairs off to the first floor, door to the lounge and central heating radiator.

**LOUNGE** 15' 3" x 9' 2" (4.65m x 2.79m) With timber framed double glazed window to the front and side, central heating radiator, under stairs cupboard and door to the kitchen.

**REFITTED KITCHEN** 9' 7" x 12' 7" (2.92m x 3.84m) With UPVC double glazed window to the rear, central heating radiator, stainless steel sink and drainer, roll top work surfaces, tiled surrounds, electric cooker point, plumbing and appliance space, extractor fan, display cabinet, tiled floor and UPVC double glazed door to the rear garden.

**LANDING** With doors to all bedrooms and bathroom and loft access.

**BEDROOM ONE** 9' 10" x 12' 7" (3m x 3.84m) With UPVC double glazed window to the rear and central heating radiator.

**BEDROOM TWO** 8' 2" x 9' 5" (2.49m x 2.87m) With UPVC double glazed window to the front, central heating radiator, built in wardrobe and airing cupboard.

**REFITTED BATHROOM** 6' 10" x 6' 3" (2.08m x 1.91m) With UPVC double glazed window to the side, heated towel rail, panelled bath with electric shower over, tiled walls, extractor fan, wash hand basin in vanity unit, low level WC and tiled floor.

**OUTSIDE** To the rear there is paved patio area, lawned garden, double gates for secure off road parking, cold water tap and outside power point. To the front there is off road parking, lawned garden and store cupboard.

**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.

