



2 Bedroom Mid Terraced House

Cope Street, Walsall

Offers In Region Of £90,000



**REDSTONES**

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**DINING ROOM** 12' 2" x 12' 1" (3.71m x 3.68m) With UPVC double glazed window to the front, central heating radiator and door to the lounge.

**LOUNGE** 12' 1" x 12' (3.68m x 3.66m) With UPVC double glazed window to the rear, central heating radiator, fire place, under stairs storage cupboard, door to the stairs off to the first floor and door to the kitchen.

**KITCHEN** 14' x 6' 11" (4.27m x 2.11m) With UPVC double glazed window to the side, single glazed door and window to the rear garden, stainless steel sink and drainer, roll top work surfaces, tiled surrounds, central heating radiator, matching wall base and drawer units, under cupboard lights, four ring electric hob and oven, integrated washing machine, extractor hood, wall mounted 'Ferrolti' combination boiler, tiled surrounds, tiled flooring and door to the bathroom.

**REFITTED BATHROOM** 10' 2" x 5' 9" (3.1m x 1.75m) With two UPVC double glazed windows to the side, central heating radiator, paneled bath with shower from taps, low level WC and pedestal wash hand basin with tiled surrounds and flooring.

**LANDING** With doors to all bedrooms.

**BEDROOM ONE** 12' 1" x 12' 1" (3.68m x 3.68m) With UPVC double glazed window to the rear, central heating radiator, built in storage / wardrobe with loft hatch, and door to bedroom three.

**BEDROOM TWO** 12' x 12' 1" (3.66m x 3.68m) With UPVC double glazed window to the front and central heating radiator.

**BEDROOM THREE** 14' 2" x 7' 3" (4.32m x 2.21m) With UPVC double glazed window to the rear and central heating radiator.

**OUTSIDE** To the rear there is paved patio, lawned garden with borders, wide range of plants and shrubs and gate to the front.

**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.

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.

