



3 Bedroom Mid Terraced House

Camden Street, Walsall

Offers In Region Of £115,000



**REDSTONES**

A refurbished, improved and upgraded three bedroom middle terrace family home having the benefit of UPVC double glazing, gas central heating and no upward chain. This lovely property further comprises, lounge, dining room, refitted kitchen, refitted bathroom, three bedrooms and rear garden. Energy rating D.

**SUMMARY** A refurbished, improved and upgraded three bedroom middle terrace family home having the benefit of UPVC double glazing, gas central heating and no upward chain. This lovely property further comprises, lounge, dining room, refitted kitchen, refitted bathroom, three bedrooms and rear garden. Energy rating D.

**DINING ROOM** 13' 3" x 12' 3" (4.04m x 3.73m) With UPVC double glazed front door and UPVC double glazed window, central heating radiator and entrance to lounge.

**LOUNGE** 11' x 12' 1" (3.35m x 3.68m) With UPVC double glazed window to the rear, central heating radiator and door to refitted kitchen.

**REFITTED KITCHEN** 13' 8" x 6' 1" (4.17m x 1.85m) With UPVC double glazed window to the side, stainless steel sink and drainer, matching wall base and drawer units, roll top work surfaces, tiled surrounds, central heating radiator, plumbing and appliance space, cooker point and entrance to the rear lobby.

**REAR LOBBY** With UPVC double glazed door to the rear garden, 'Vaillant' combination boiler, plumbing and appliance space, roll top work surfaces and door to refitted bathroom.

**REFITTED BATHROOM** 6' 9" x 5' 5" (2.06m x 1.65m) With UPVC double glazed window to the side, wash hand basin in vanity unit, low level WC, panelled bath, tiled walls and tiled flooring.

**ON THE FIRST FLOOR LANDING** With doors to the bedrooms.

**BEDROOM ONE** 13' 3" x 12' 3" (4.04m x 3.73m) With UPVC double glazed window to the front and central heating radiator.

**BEDROOM TWO** 12' 4" x 9' (3.76m x 2.74m) With UPVC double glazed window to the rear, central heating radiator and store cupboard.

**BEDROOM THREE** 12' 1" x 6' 2" (3.68m x 1.88m) With UPVC double glazed window to the side, central heating radiator and loft access.

**OUTSIDE** With paved patio area, garden 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.

## 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

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.

