

Irvine Road | Walsall | WS3 2DZ

Offers In The Region Of £175,000

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Summary

** EXCELLENT FIRST TIME PURCHASE ** TWO DOUBLE BEDROOMS ** NO UPWARD CHAIN ** ENCLOSED REAR GARDEN ** OPEN GREEN TO FRONT ** FIRST FLOOR BATHROOM ** CLOSE TO AMENETIES & SCHOOLING **

Situated in a pleasant position on Irvine Road, this two bedroom end terrace home presents an excellent opportunity for first time buyers looking to take their first step onto the property ladder.
Offered for sale with NO UPWARD CHAIN, the property enjoys the added benefit of an open green to the front, providing an attractive outlook and a pleasant sense of space, whilst the rear garden backs directly onto Odell Road playing fields, making it an appealing setting for those who enjoy outdoor space.
Internally, the accommodation is well arranged and begins with a fitted kitchen positioned to the front of the property, featuring a useful raised breakfast bar, creating a practical space for everyday dining.
To the rear is a comfortable living room with a bay window allowing plenty of natural light to flow into the room and provides a welcoming space to relax and unwind.
To the first floor, there are two generously proportioned double bedrooms, offering excellent accommodation, together with a modern family bathroom finished in a contemporary style. Externally, the

Key Features

- TWO BEDROOMS
- NO UPWARD CHAIN
- PLEASANT POSITION WITH OPEN GREEN TO FRONT
- KITCHEN WITH RAISED BREAKFAST BAR
- CLOSE TO PRIMARY AND SECONDARY SCHOOLING
- END TERRACE HOUSE
- EXCELLENT FIRST TIME/INVESTMENT PURCHASE
- BACKING ONTO ODELL ROAD PLAYING FIELDS
- MODERN FAMILY BATHROOM
- SHORT WALK TO BLOXWICH HIGH STREET AND LOCAL AMENITIES

Rooms and Dimensions

Entrance Hallway

Living Room
15'6"/13'6" x 10'8" (4.74m/4.13m x 3.27m)

Kitchen
8'10" x 8'9" (2.71m x 2.69m)

First Floor Landing

Bedroom One
13'6" x 10'7"/8'10" (4.12m x 3.24m/2.70m)

Bedroom Two
12'7" x 8'11" (3.86m x 2.72m)

First Floor Modern Bathroom

Identification Checks








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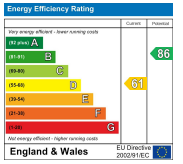
Approximate total area(1)

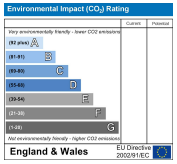
57.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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