



£165,000

Kirkstall Close, Walsall

End of Terrace | 2 Bedrooms | 1 Bathroom

01922 322988



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Step Inside

Key Features

- BEAUTIFULLY PRESENTED END-TERRACE HOME
- TWO GENEROUS DOUBLE BEDROOMS
- SPACIOUS LIVING ROOM WITH FEATURE FIREPLACE
- MODERN FITTED KITCHEN
- CONTEMPORARY FAMILY BATHROOM
- FRESH NEUTRAL DECOR THROUGHOUT
- NEWLY FITTED CARPETS AND FLOORING
- ENCLOSED PRIVATE REAR GARDEN
- COVERED SIDE PASSAGE AND STORAGE AREA
- IDEAL FIRST-TIME BUY OR INVESTMENT PURCHASE

Property Description

BEAUTIFULLY PRESENTED TWO BEDROOM END-TERRACE HOME WITH MODERN INTERIORS AND ENCLOSED REAR GARDEN

This well-maintained end-terrace residence offers approximately 66 sq m (710 sq ft) of accommodation arranged over two floors. The property benefits from a welcoming entrance hallway, a modern fitted kitchen, and a spacious living room with feature fireplace and bay-style window overlooking the rear garden.

To the first floor are two generously proportioned bedrooms and a modern family bathroom fitted with a white suite and shower over bath.

Externally, the property enjoys an enclosed rear garden with lawn and patio area, together with a covered side passage providing useful storage and access between the front and rear of the property.

Main Particulars

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Entrance Hall - approx. 2.03m x 4.08m (approx. 6'7" x 13'4") - A bright and welcoming entrance hall featuring modern flooring, neutral décor, staircase rising to the first floor, and access to the principal ground-floor accommodation.

Kitchen - 2.81m x 2.75m (9'2" x 9'0") - A modern fitted kitchen comprising a range of wall and base units with complementary work surfaces. Features include integrated oven, gas hob, stainless steel extractor hood, sink with drainer, tiled splashbacks, and space for additional appliances. A large front-facing window provides excellent natural light.

Living Room - 3.27m x 4.68m (10'8" x 15'4") - A spacious and attractive reception room positioned to the rear of the property. Benefitting from a feature fireplace, contemporary flooring, and a large bay-style window overlooking the rear garden, this room provides an excellent space for both relaxation and entertaining.

First Floor Landing - Providing access to both bedrooms and the family bathroom.

Primary Bedroom - 3.35m x 4.09m (10'11" x 13'5") - A generous double bedroom featuring fresh neutral décor, newly fitted carpet, and ample space for wardrobes and bedroom furniture. Large windows allow for plenty of natural light.

Second Bedroom - 3.91m x 2.70m (12'9" x 8'10") - Another well-proportioned double bedroom offering flexible accommodation suitable for guests, children, or a home

office.

Bathroom - 1.57m x 2.6m (5'1" x 8'6") - A modern white suite comprising panelled bath with glazed shower screen and shower over, pedestal wash hand basin, low-level WC, chrome heated towel rail, tiled walls, and contemporary flooring.

Outdoor Space - Enjoy a private rear garden, a secure gated driveway, and a well-maintained front garden-ideal for outdoor relaxation.

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FLOOR 1

FLOOR 2

TOTAL: 66 m²
FLOOR 1: 31 m², FLOOR 2: 35 m²



This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2026 14430791 Registered Office: , 549 Bloxwich Road, Bloxwich, WS3 2XD

Energy performance certificate (EPC)

Certificate contents

- Rules on letting this property
- Energy rating and score
- Standard of property's energy performance
- How this affects your energy bills
- Impact on the environment
- Recommended ways to save energy
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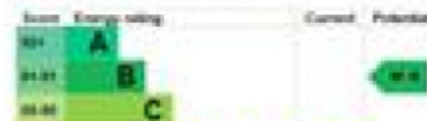
Property type: 3 Bedroom house
Total floor area: 100 square metres

Rules on letting this property

Properties can be let if their energy rating is A to E.
We can help support the landlord in the conversion and assessment.

Energy rating and score

This property's energy rating is D. This is the potential score B.
See how to improve this property's energy efficiency.



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