

Asking Price £205,000

Jayman
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Estate Agents



Ennerdale Close

Walsall, WS8 7SB

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Jayman offer for sale this modern three bedroom semi detached house on a quiet cul de sac in Clayhanger. With great sized rear garden!

Approach

With gas central heating and double glazing throughout the property offers the following accommodation; (all measurements being approximate)

Hall

Entrance hall with stairs to first floor and door to ground floor accommodation.

Living Room

Spacious living room with window to fore and door to Kitchen / Diner to rear.

Kitchen / Diner

Modern fitted kitchen with a range of storage cupboards, oven and hob, sink and drainer, boiler, window and double doors to rear garden. With space and plumbing for appliances.

First floor

Landing with doors leading to;

Bedroom 1

Double bedroom.

Bedroom 2

Double bedroom.

Bedroom 3

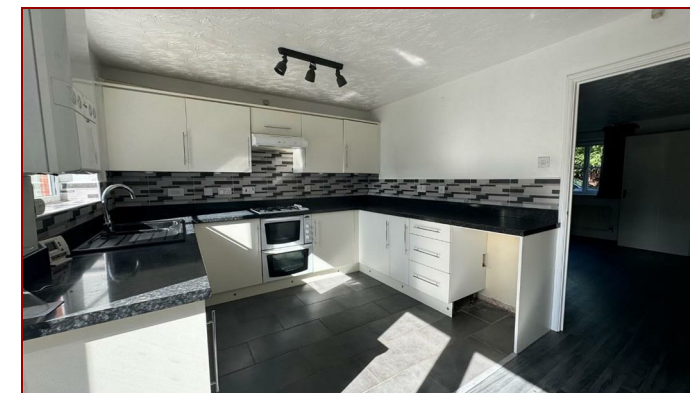
Single bedroom.

Bathroom

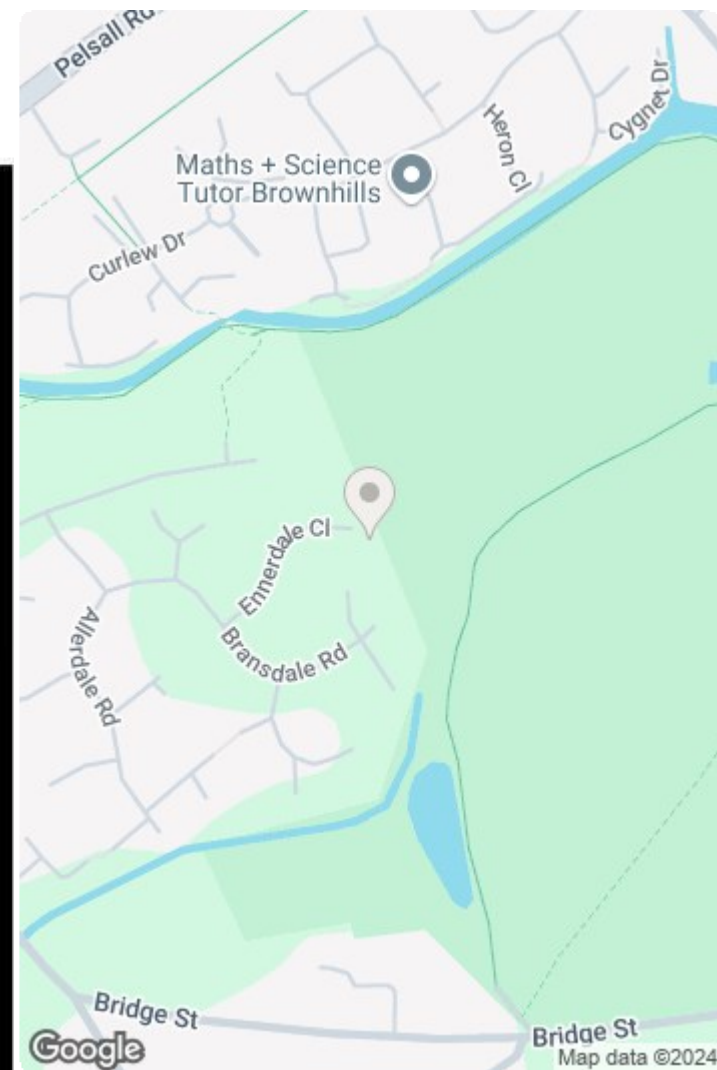
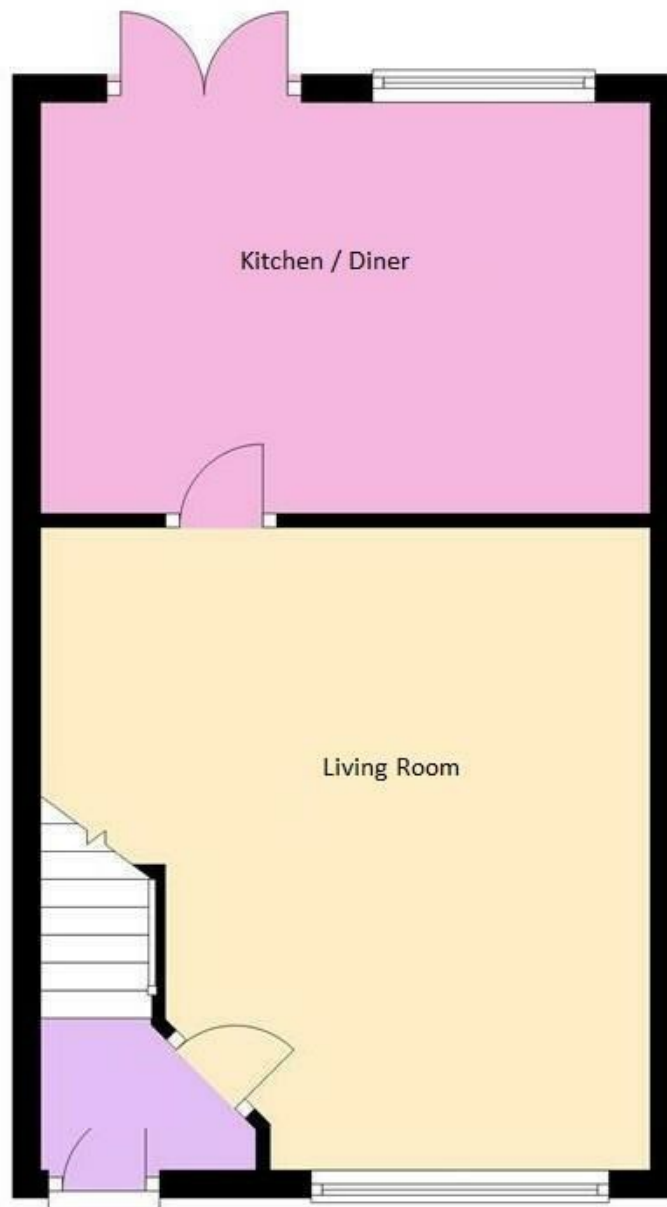
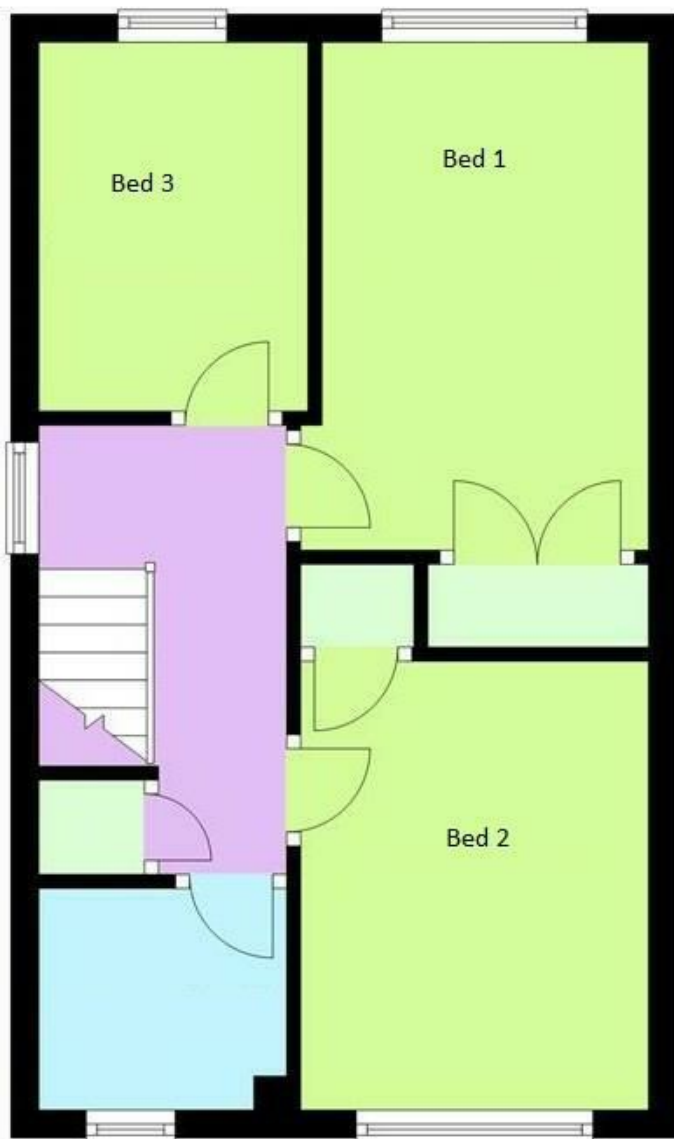
With suite comprising of bath with shower above, wash hand basin and wc.

Outside

Great sized rear garden with paved and lawned areas and two large sheds - with side access.



REQUIRE A MORTGAGE? Our independent advisor can compare "whole of market" to help find the best mortgage to suit your circumstances. Please call 01543 416 567 for a free mortgage quote including some deals only available through our network. **LEGAL CONVEYANCING** Jayman Conveyancing provides fast efficient low cost legal work with a no sale-no fee guarantee. Call 01543 416 567. **AGENTS DESCRIPTIONS** These details imply the opinion of the agent at the time these details were prepared and are subjective. It may be that the purchaser's opinion differs. **VIEWING ARRANGEMENTS** By appointment only with Jayman on 01543 416 567 **COUNCIL TAX** Please refer to www.voa.gov.uk for this information. **DESCRIPTIONS AND MEASUREMENTS** All measurements are approximate and some may be maximum on irregular walls. The plan shows the approximate layout of the rooms to show the inter relationship of relationship of one room to another but is not necessarily to scale. **CONSENTS** We have not had sight of any relevant building regulations, guarantees or planning consents and all relevant documentation pertaining to this property should be checked by your legal advisor before exchanging contracts.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
72	85	71	83

Energy Efficiency Rating: A scale from A (Very energy efficient - lower running costs) to G (Not energy efficient - higher running costs). The current rating is 72 (D) and the potential is 85 (B).

Environmental Impact (CO₂) Rating: A scale from A (Very environmentally friendly - lower CO₂ emissions) to G (Not environmentally friendly - higher CO₂ emissions). The current rating is 71 (D) and the potential is 83 (B).

England & Wales | EU Directive 2002/91/EC

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We would strongly recommend that all information, which we provide, about the property is verified by yourself or your advisers.

