



Connells

Ambergate Close
Walsall



Property Description

Occupying an enviable position at the head of a cul-de-sac within a sought after location, this three bedroom semi detached property offers spacious living accommodation and benefits from an extensive rear garden. The property has ample off road parking to the front and briefly comprises of entrance hall, through lounge, sitting room, fitted kitchen, utility room, first floor bathroom, three bedrooms and garage.

Access Via

Porch entrance having further door to:

Entrance Hall

Having stairs rising to first floor, radiator and doors to:

Sitting Room

Having a double glazed window to the front, radiator and laminate flooring.

Through Lounge

23' 6" max x 12' max (7.16m max x 3.66m max)

Having a double glazed bow window to the front, two radiators, wall light points. double glazed window to the rear and door to kitchen.

Fitted Kitchen

10' 10" x 7' 7" (3.30m x 2.31m)

Having a double glazed window to the rear, a range of fitted wall and base units with work-tops over, one and a half bowl stainless steel sink and drainer, cooker point, tiling to splash-backs and door to:

Utility Room

7' 5" x 6' (2.26m x 1.83m)

Having a double glazed window to the side, plumbing for washing machine, GCH boiler, radiator and double glazed door to the rear.

First Floor

Landing

Having a double glazed window to the side, CCTV camera and doors to:

Bedroom One

12' 2" x 11' 4" (3.71m x 3.45m)

Having a double glazed window to the front and radiator.

Bedroom Two

10' 11" x 10' 5" (3.33m x 3.17m)

Having a double glazed window to the rear, radiator and laminate flooring.

Bedroom Three

9' 1" x 9' (2.77m x 2.74m)

Having a double glazed window to the front and radiator.

Bathroom

Having a double glazed window to the rear, bath with shower over, wash-hand basin, low level wc, heated towel rail and complementary tiling.

Outside

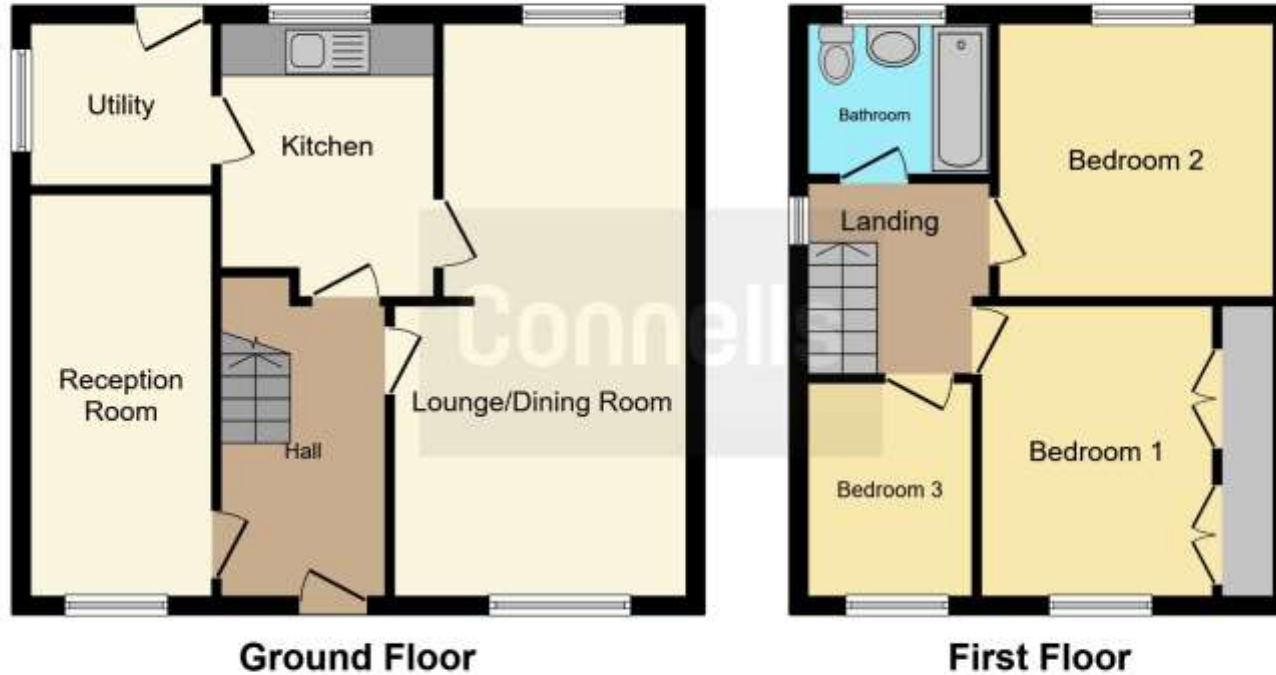
To the rear of the property is an extensive lawned garden with raised decked patio area, panel fencing, mature trees and shrub borders, coldwater tap, CCTV camera, gate providing side access and garage having up and over door.

To the front of the property is a driveway providing ample of road parking.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D

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Tenure: Freehold



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