



Connells

Emery Close
WALSALL



Property Description

Connells are pleased to bring to market this three bedroom semi detached house located within a popular cul-de-sac location within close proximity to Walsall town centre. In need of modernisation this property has no upward chain. In brief the property comprises of entrance hall, through lounge, kitchen, landing, three double bedrooms, bathroom, integral garage, driveway and front and rear gardens.

Access Via

A front door leading into:

Entrance Hall

Having door to:

Through Lounge

25' 6" max x 10' 4" max (7.77m max x 3.15m max)

Having double glazed windows to front and rear, radiators, gas fire place, door to stairs to first floor and door to:

Kitchen

11' x 7' (3.35m x 2.13m)

Fitted kitchen having double glazed window to the rear, a range of wall and base units with work surfaces over, stainless steel sink drainer, space and plumbing for appliances, electric cooker point with a cooker hood over, tiling and door to rear garden.

First Floor

Landing

Having double glazed window to side, loft access, storage cupboard and doors to:

Bedroom One

11' 6" into doorway x 8' 10" (3.51m into doorway x 2.69m)

Having double glazed window to front, built in wardrobes and radiator

Bedroom Two

11' 6" x 9' 6" (3.51m x 2.90m)

Having double glazed window to front, built in wardrobes and radiator

Bedroom Three

10' 8" x 7' 2" (3.25m x 2.18m)

Having double glazed window to the rear and radiator

Family Bathroom

Having double glazed windows to the rear, shower cubicle, wc, wash hand basin, mirror wall unit, radiator, airing cupboard housing hot water tank and complimentary tiling.

Outside

To the front of the property is a tarmacadam

driveway

Outside

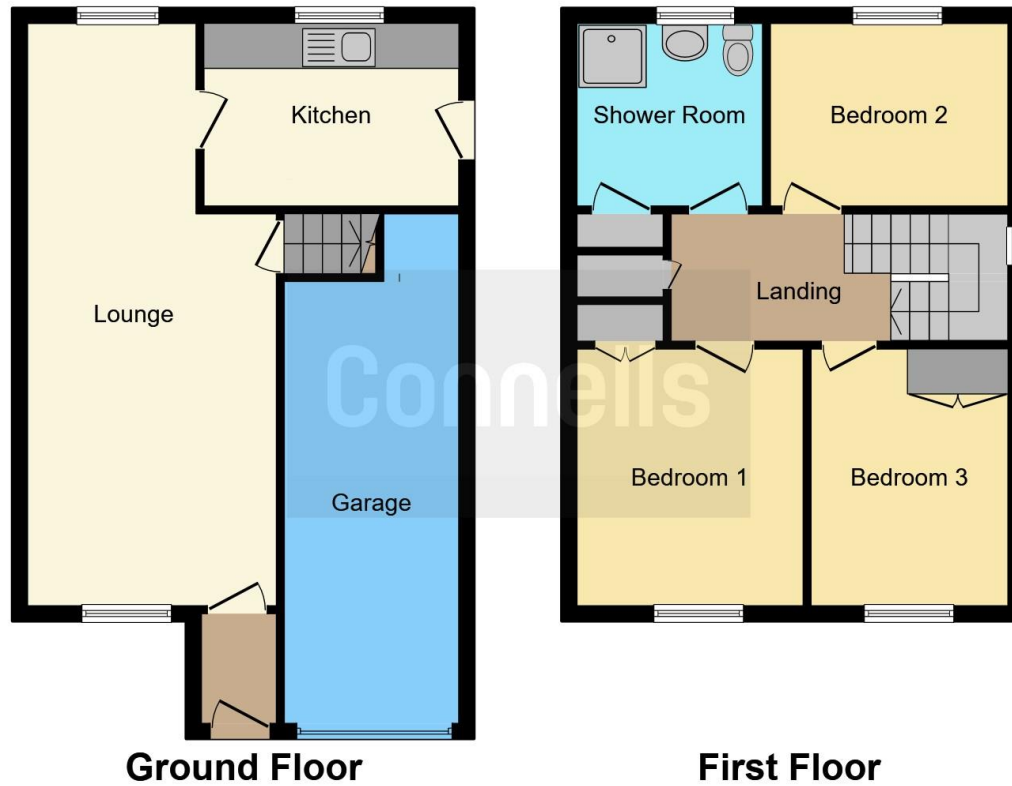
To the front of the property is a tarmacadam driveway, grass lawns, gated side access and access to internal garage.

To the rear of the property is a slabbed patio, grass lawns and wooden fence panels.









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

To view this property please contact Connells on

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EPC Rating: D

view this property online connells.co.uk/Property/WSL316525

Tenure: Freehold



Awaiting Photograph

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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