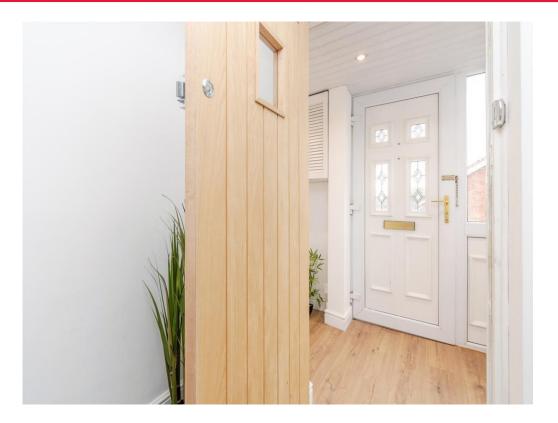


Connells

Martingale Close Walsall

# Martingale Close Walsall WS5 4QB







# **Property Description**

Early inspection is highly advised to appreciate this recently renovated three bedroom link-detached family home benefiting from no upward chain. The property has been tastefully renovated to a high standard and in brief comprises of lounge, kitchen, utility room, bathroom, rear garden, driveway and garage.

#### **Access Via**

A front door opening into:

#### **Entrance Porch**

Having spot lights and door to:

# Lounge

16' 7" x 12' 3" ( 5.05m x 3.73m )

Having a double glazed window to the front, stairs rising to first floor, spot lights, radiator and opening into:

## Kitchen

9' 11" max x 16' 7" max ( 3.02m max x 5.05m max )

Having a double glazed window to the rear, double doors to rear garden, fitted kitchen with wall and base units and work tops over, stainless steel sink and drainer, oven and hob with cooker hood over, radiator and spot lights.

# **Utility Room**

8' x 10' 10" ( 2.44m x 3.30m )

Having a double glazed window to the rear, door to rear garden, wall and base units with work tops over, space for appliances, plumbing for washing machine and boiler.

#### **Shower Room**

Having a shower cubicle and low level w.c.

#### First Floor

# Landing

Having a double glazed window to the side, loft access(boarded), radiator, storage cupboard and doors to:

## **Bedroom One**

12' 3" max x 9' 4" max ( 3.73m max x 2.84m max )

Having a double glazed window to the front and radiator.

#### **Bedroom Two**

9' 4" max x 10' 5" max ( 2.84m max x 3.17m max )

Having a double glazed window to the rear and radiator.

# **Bedroom Three**

6' 11" x 7' 9" ( 2.11m x 2.36m )

Having a double glazed window to the front and radiator.

# **Bathroom**

Having a double glazed window to the rear, p-shaped bath, low level w.c, had wash basin, heated towel rail and complementary tiling.

## Outside

To the front of the property is a driveway for off road parking.

To the rear of the property is a slabbed patio area, fencing and gate leading to lawns and cold water tap.

# Garage

7' 10" x 12' 4" ( 2.39m x 3.76m )

Having up and over door and door to utility room.

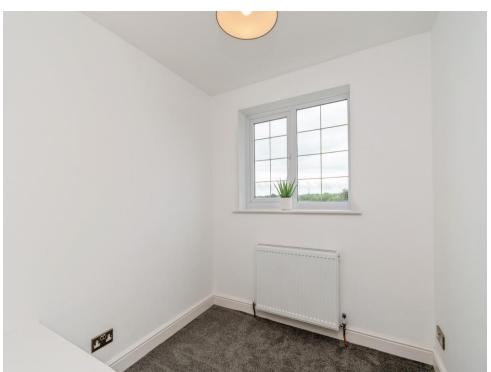
















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EPC Rating: D Council Tax Band: C

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Tenure: Freehold





<sup>1.</sup> 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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