



22 Martingale Close,
Walsall, WS5 4QB

Offers in the Region Of £250,000

Walsall

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Set in a popular cul-de-sac location, within easy reach of amenities, schools and transport links, this link-detached house offers neatly presented accommodation with an internal viewing highly advised.

Internal inspection reveals a welcoming entrance hallway with guest WC off, beautifully appointed, modern kitchen with a range of wall/base units, cupboard housing central heating boiler, integrated dishwasher, washing machine, fridge, freezer, oven and hob with extractor over and there is the light and spacious living room with bay window and patio door to the rear elevation and stairs to the first floor.

To the first floor, bedroom one is a double bedroom with archway to a useful dressing area and there is a further double bedroom and shower room with suite comprising WC, wash basin and corner shower cubicle. Originally a 3 bedroom property, the dressing area can easily be converted back to reflect this.

Externally, the mature rear garden features a range of shrubs/bushes with lawn and paved areas and there is driveway parking to the front of the property with access to the garage.





Property Specification

Hall

Living Room - 4.84m (15'10")
x 4.00m (13'1") plus bay

Kitchen - 3.45m (11'4") x 2.53m (8'4")

WC

Garage - 5.20m (17'1") x 2.42m (7'11")

Bedroom 1 - 3.10m (10'2") x 2.82m (9'3")

Dressing Area - 2.21m (7'3") x 2.01m (6'7")

Bedroom 2 - 3.01m (9'11") max
x 2.97m (9'9") plus recess

Shower Room - 1.80m (5'11") x 1.66m (5'5")

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 23rd September 2024

Viewer's Note:

Services connected: Gas, Water, Electric & Drainage

Council tax band: C

Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Map Location

