



**16, Ambergate Close,  
Walsall, WS3 3RH**

**£475,000.00**



**\*\* SIMPLY STUNNING TOP OF THE MARKET HOME REDESIGNED , IMPROVED AND MAINTAINED TO THE HIGHEST OF STANDARDS \*\***  
**ELEVATED POSITION WITHIN QUIET CUL DE SAC \*\***  
**SHOWSTOPPING ENTERTAINING KITCHEN AND FAMILY DINING SITTING ROOM \*\***  
**FOUR GENEROUSLY SIZED BEDROOMS \*\***  
**MODERN FAMILY BATH/SHOWER ROOM, EN SUITE AND GUEST WC WITH SHOWER \*\***  
**SPACIOUS MAIN LIVING ROOM \*\***  
**UTILITY ROOM \*\***  
**SECOND SITTING ROOM/STUDY/OFFICE \*\***  
**RESIN DRIVEWAY AND PRIVATE REAR GARDEN \*\***  
 This immaculate semi-detached house clad to the fore in Siberian larch wood has been tastefully extended and improved to create a truly remarkable family home. Ideally situated with convenient public transport links, local amenities, and nearby schools, this property is perfect for families. The spacious accommodation boasts four bedrooms, bath/shower room, ensuite and guest wc /shower room, two reception rooms inc a useful study/office room and a showstopping open-plan kitchen / dining / family entertaining room. On the ground floor, a welcoming entrance hall with stunning herringbone flooring leads to a spacious living room, the second reception room can be used as a sitting room, office or study. The outstanding open-plan kitchen / dining / family entertainment room is the heartbeat of this home and a perfect setting for family meals or entertaining guests with full opening doors offering easy access to the private rear garden further extending the living space. There is access from the kitchen to a internal hall with doors to utility room and a guest shower room /WC. Upstairs, there are four well-appointed bedrooms. Bedroom one is a generous double bedroom featuring an en-suite shower room, there are three further excellent bedrooms (two generous doubles and a good sized single). There is a modern family bath/shower room. Externally, the property offers ample parking to the front with a resin driveway. This house has been maintained and improved to an exceptional standard and provides a wonderful opportunity to acquire a family home in a highly sought-after location. To book a viewing call the Bloxwich office today.



#### Reception hall

**Sitting room/Office/Study 9' 11" x 9' 4" (3.03m x 2.84m)**

**Living Room 12' 2" x 11' 11" (3.71m x 3.62m)**

**Open plan family dining kitchen entertainment room 29' 5" x 20' 6" (8.97m x 6.26m)**

#### Internal hallway

**Utility room 5' 8" x 5' 6" (1.72m x 1.67m)**

**Shower room WC 7' 7" x 3' 8" (2.31m x 1.12m)**

#### First Floor Landing

**Bedroom One 14' 6" x 10' 0" (4.41m x 3.04m)**

**En suite 7' 11" x 6' 9" (2.41m x 2.06m)**

**Bedroom Two 11' 3" x 12' 2" (3.42m x 3.72m)**



**Bedroom Three** 10' 11" x 10' 6" (3.33m x 3.21m)

**Bedroom Four** 9' 1" x 7' 0" (2.78m x 2.14m)

**Family bath/shower room** 10' 0" x 6' 7" (3.06m x 2.00m)

**Front driveway**

**Private rear garden**

**BUYERS INFORMATION** In line with UK anti-money laundering regulations, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £30 (including VAT) for each purchaser and any giftors contributing funds. This fee is paid in advance when an offer is agreed, and prior to the issuance of a sales memorandum. Please note that this charge is non-refundable.

**TENURE: Freehold.** References to the Tenure of this property are based upon information supplied by the seller. The Agents has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor.

**FIXTURES & FITTINGS:** All fixtures and fittings other than those mentioned within these particulars are expressly excluded, although agreement on certain items may be reached separately with the vendor.

**PROPERTY MISDESCRIPTION ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

**NOTICE** These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.

As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchaser their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property, we will ask a member of Mortgage Brothers Ltd to contact you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers.

Mortgage Brothers Ltd are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.

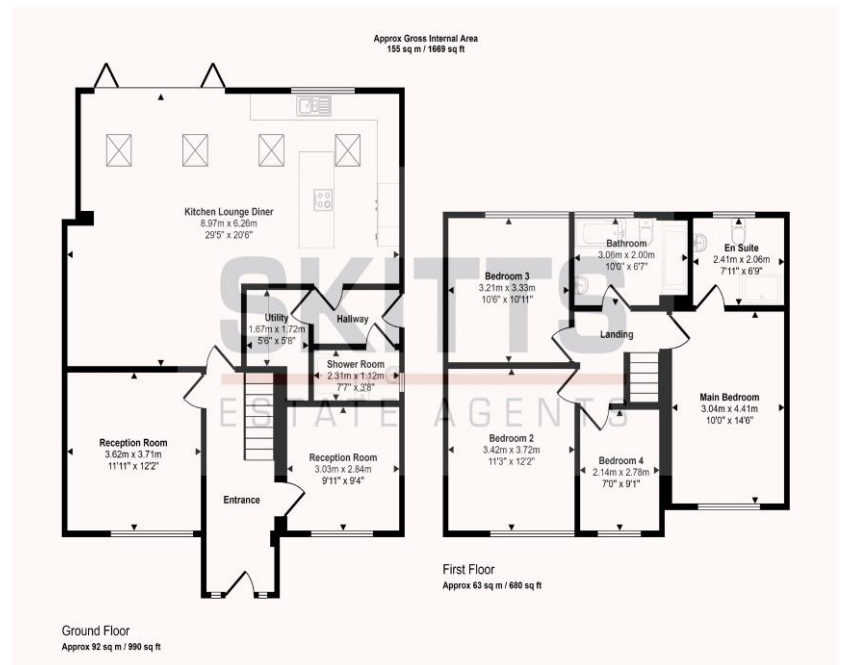






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**DRAFT SALES PARTICULARS – NOT APPROVED BY VENDOR**

**PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE**

**SIGNED :** .....

**DATE:** .....