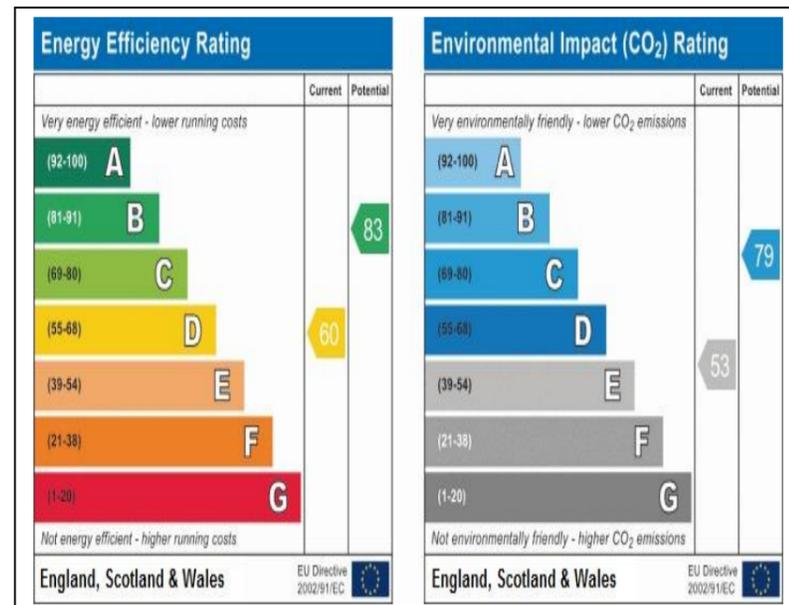


9 ENNERDALE CLOSE CLAYHANGER WALSALL

TENURE: The Vendor has advised us the property is Freehold. **It is recommended to have this information verified by your legal advisor at the earliest opportunity. As Village Estates takes no responsibility for the information given by its seller/vendor of its accuracy, as we have been unable to verify the information given by means of current documentation.**

SERVICES: We understand all services are connected, however we have not and do not test or service any heating systems, apparatus and no warranty is given as to their service ability, condition or availability.

If you would like any further additional information regarding this property or you would like to make an appointment to view we are more than happy to help and advise.



While we endeavour to make our sales details accurate and reliable as possible, these particulars do not constitute any part of an offer or contract. Village Estates have not tested any apparatus or equipment and therefore can give no warranty as to condition or serviceability. All floor areas and dimensions are approximate and given for guidance purpose only.

Village Estates

INDEPENDENT ESTATE AGENTS

9 Ennerdale Close, Clayhanger Walsall. WS8 7SB



£235,000

Viewing by Arrangement

Three Bedroom Detached Property

- Double Glazing
- Central Heating System
- Lounge
- Kitchen/Diner
- Utility
- Study
- Downstairs Cloakroom
- Three Bedrooms (Master En-Suite)
- Family Bathroom
- Enclosed Rear Garden
- Off Road Parking
- Cul-De-Sac Location
- Energy Rating D



29 Norton Road, Pelsall, Walsall WS3 4AY.

Telephone: 01922 692999 Facsimile: 01922 684214 Web: www.village-estates.net

9 ENNERDALE CLOSE CLAYHANGER WALSALL

Village Estates are pleased to offer for sale this three bedroom detached property in Clayhanger, set in a cul-de-sac location the property offers good sized family living space with enclosed rear garden and off road parking.

All floor areas and dimensions are approximate and given for guidance purpose only.

Double glazed door to front elevation with two outside wall lights give access to:

ENTRANCE HALL:

Having two ceiling light points, radiator, under stairs storage cupboard, tiled floor, power point, doors off to:

CLOAKROOM:

Having double glazed window to front elevation, ceiling light point, radiator, flush fit W.C., wall mounted hand basin, tiled splash back.

STUDY: 7'5" x 12'11" (2.26m x 3.94m)

Having double glazed window to front elevation, ceiling light point, radiator, power points, wooden effect laminate flooring.

KITCHEN/DINER:

KITCHEN AREA: 11'2" x 11'5" max & 8'7" min (3.40m x 3.48m max & 2.62m min)

Having double glazed window to rear elevation, ceiling light point and inset ceiling lights, a range of matching wall cupboards and base units with a round edge work surface with raised breakfast bar, built in gas hob, mid level double oven, stainless steel extractor filter hood over, one and a half bowl sink unit and drainer with mixer tap, tiled splash back walls, tiled floor.

DINING AREA: 10'6" x 8'8" (3.20m x 2.64m)

Having double glazed French style doors to rear elevation, French style door to lounge, ceiling light point, radiator, wood effect laminate flooring, power points, door off kitchen to:

UTILITY:

Having double glazed door to rear elevation, ceiling light point, a range of wall cupboards and base units with round edge work surface, sink unit and drainer with mixer tap, plumbing for an automatic washing machine, power points, extractor fan, radiator, tiled splash back walls, tiled floor door off to store cupboard and airing cupboard housing gas central heating boiler.

LOUNGE: 11'3" x 15'0" (3.43m x 4.57m)

Having double glazed window to front elevation, ceiling light point, two radiators, wood effect laminate flooring, T.V aerial point, power points.



9 ENNERDALE CLOSE CLAYHANGER WALSALL

FIRST FLOOR:

Stairs lead to:

LANDING:

Having double glazed window to side elevation. Access to loft, radiator, power point, door off to:

BEDROOM ONE: 11'3" x 11'5" (3.43m x 3.48m)

Having double glazed window to rear elevation, ceiling light point, radiator, built in double wardrobes, power points.

EN-SUITE

Having double glazed window to side elevation, ceiling light point, extractor fan, walk in tiled shower cubicle with mixer shower, pedestal hand basin, flush fit W.C., radiator.

BEDROOM TWO: 9'0" x 9'6" (2.74m x 2.89m)

Having double glazed window to front elevation, ceiling light point, radiator, built in double wardrobe, power points.

BEDROOM THREE: 8'6" x 6'6" (2.59m x 1.98m)

Having double glazed window to front elevation, ceiling light point, radiator, power points, built in cupboard.

FAMILY BATHROOM:

Having double glazed window to rear elevation, ceiling light point, extractor fan, radiator, bath with mixer shower over, flush fit W.C., pedestal hand basin, tiled walls around bath and tiled splash back.

OUTSIDE:

REAR GARDEN:

Having enclosed rear garden, paved patio area, gate to side giving access to rear, outside tap, wall light, raised lawn area with mature borders, decking area.

FORE GARDEN:

Block paved drive offering off road parking, block paved path to side giving access to rear via gate, drive leads to front door.



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