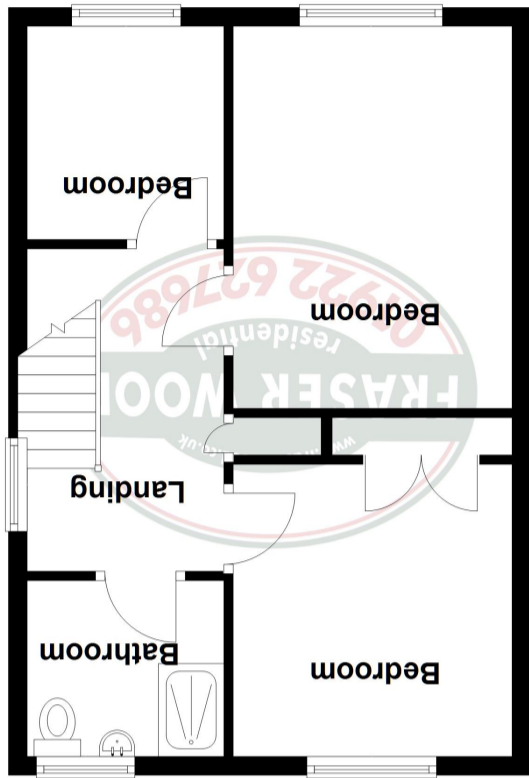




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view the property.

Energy Efficiency Rating	
Current	Potential
72	96
England, Scotland & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	
A	(92+)
B	(81-91)
C	(69-80)
D	(55-68)
E	(39-54)
F	(21-38)
G	(1-20)
Not energy efficient - higher running costs	



23 Martingale Close, Walsall, WS5 4QB

OFFERS REGION £215,000



23 MARTINGALE CLOSE, WALSALL

Occupying a pleasant position on the popular Silverdale Park Estate, this link-detached house is located in a quiet cul-de-sac off Segundo Road, convenient for all local amenities, including public transport services along West Bromwich Road and the M6 Motorway at Junctions 7 or 9 are both within approximately 5km distance.

Although in need of certain modernisation/refurbishment, the property affords an excellent opportunity for the discerning purchaser and briefly comprises the following:

PORCH ENTRANCE

leading to:

LOUNGE

16' x 12' 2" (4.88m x 3.71m) with two double panel hot water radiators, UPVC double glazed window and with stairs off to first floor.

DINING KITCHEN

17' 2" x 10' 3" (5.23m x 3.12m) comprising:

DINING AREA with hot water radiator, UPVC double glazed window and laminated wood flooring.

KITCHEN AREA having a full range of fitted base and wall cupboards, work surfaces, stainless steel sink unit with mixer tap, and UPVC double glazed window.

FIRST FLOOR LANDING

with hot water radiator, UPVC double glazed window and cupboard off, housing the gas central heating boiler.



BEDROOM NO 1 (Front)

10' 5" x 9' 2" (3.18m x 2.79m) measured to wardrobe doors, with hot water radiator, UPVC double glazed window and with built-in double and two single wardrobes.

BEDROOM NO 2 (Rear)

9' 5" x 8' 7" (2.87m x 2.62m) measured to wardrobe doors, having hot water radiator, UPVC double glazed window and built-in double and single wardrobe.

BEDROOM NO 3 (Front)

7' 9" x 7' (2.36m x 2.13m) with hot water radiator and UPVC double glazed window.

SHOWER ROOM

having walk-in shower with Redring electric shower over, w.c., wash hand basin, UPVC double glazed window and hot water radiator.

OUTSIDE

LAWNED FOREGARDEN

with STEEP TARMACADAM DRIVEWAY leading to:

SIDE GARAGE

23' 6" x 8' (7.16m x 2.44m) with up-and-over entrance door and LAUNDRY AREA to rear having plumbing for automatic washing machine.

ENCLOSED REAR GARDEN

with paved patio area leading to an elevated lawned area, which is currently overgrown.



SERVICES

Company water, gas, electricity and mains drainage are available at the property. Please note, however, that no tests have been applied in respect of any services or appliances.

TENURE

We are informed that the property is FREEHOLD although we have not had sight of the Title Deeds for confirmation and prospective purchasers are advised to clarify the position via their Solicitors.

FIXTURES & FITTINGS

Items in the nature of fixtures and fittings are excluded unless mentioned herein.

COUNCIL TAX

We understand from www.voa.gov.uk that the property is listed under Council Tax Band C with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

AP/DBH/10/04/24

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MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in providing this, in order that there will be no delay in agreeing a sale.

NOTICE FOR PEOPLE VIEWING PROPERTIES

Please note that all parties viewing the property do so at their own risk and neither the vendor nor the Agent accept any responsibility or liability as a result of any such viewing.

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