



7 Cricket Close,
Walsall, WS5 3PU

Offers in Excess of £270,000

Walsall

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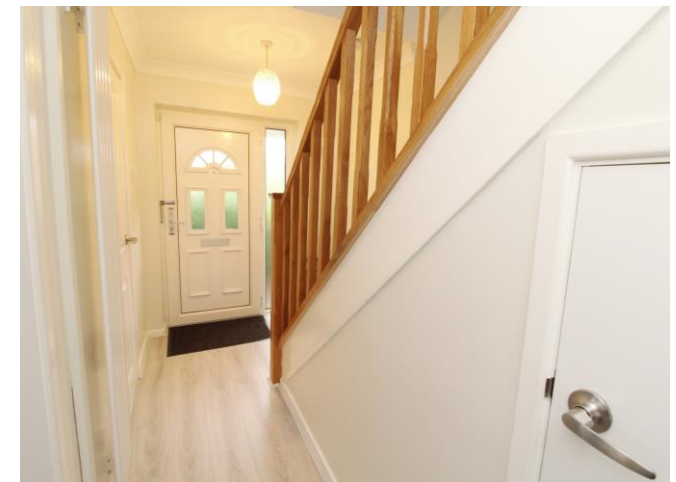
Set in a popular and quiet Cul-de-Sac location within easy reach of transport links and local amenities, this superb link-detached property boasts immaculate, contemporary interiors and would make an ideal family home. An internal viewing is highly recommended to fully appreciate the finish of the property.

Excellent selection of nearby schools for children of all ages including Park Hall Infant and Junior Academy, Mayfield Preparatory and Queen Mary's Grammar School.

The accommodation includes welcoming entrance hallway with stairs to first floor & access to guest WC, light and spacious living/dining room with large window overlooking the rear garden and well-appointed modern kitchen with a range of white gloss fronted units, integrated appliances including fridge, freezer, electric oven and gas hob with extractor over, plumbing for a washing machine and doorway to the side.

To the first floor there are three bedrooms (two doubles with fitted wardrobes and a single) and the contemporary shower room with suite comprising WC, wash basin and double shower cubicle with mains shower over.

Externally, the rear garden is laid mainly to lawn with a paved patio area and a selection of bushes and there is driveway parking to the front of the property giving access to the garage.





Property Specification

Lounge/Dining Room -	4.73m (15'6") x 4.67m (15'4") max
Kitchen -	3.73m (12'3") max x 2.80m (9'2") max
Bedroom 1 -	3.96m (13') x 2.58m (8'6") plus recess
Bedroom 2 -	3.36m (11') x 2.58m (8'6") plus recess
Bedroom 3 -	2.52m (8'3") x 2.10m (6'11")
Shower Room -	2.47m (8'1") max x 2.05m (6'9")
Garage -	4.62m (15'2") x 2.38m (7'10") plus recess

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: 6th January 2021

Viewer's Note:

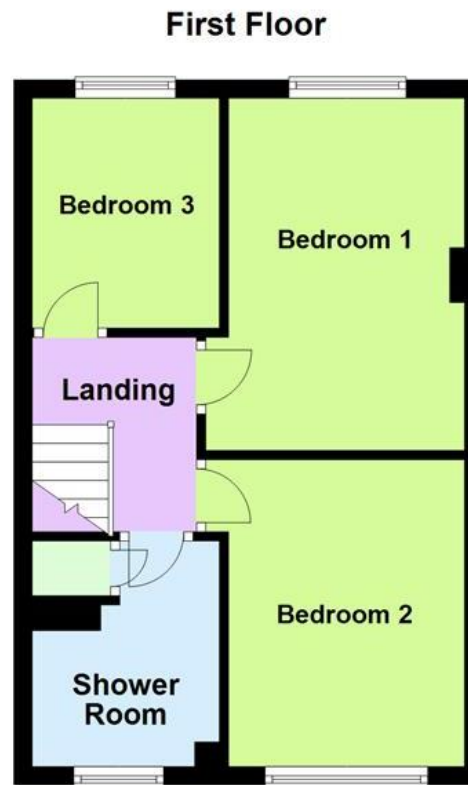
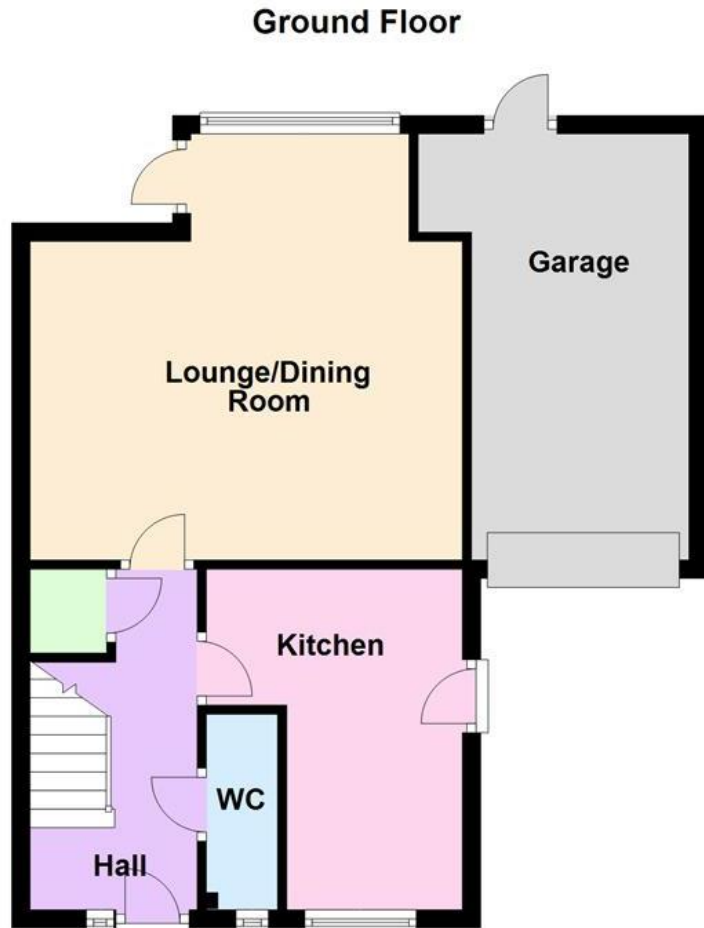
Services connected: Gas, Water, Electric & Drainage

Council tax band: D

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			
(92-100)	A		
(81-91)	B		80
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Map Location

