



8 Marshall Close,  
Walsall, WS9 0HQ

Offers in the Region Of £315,000

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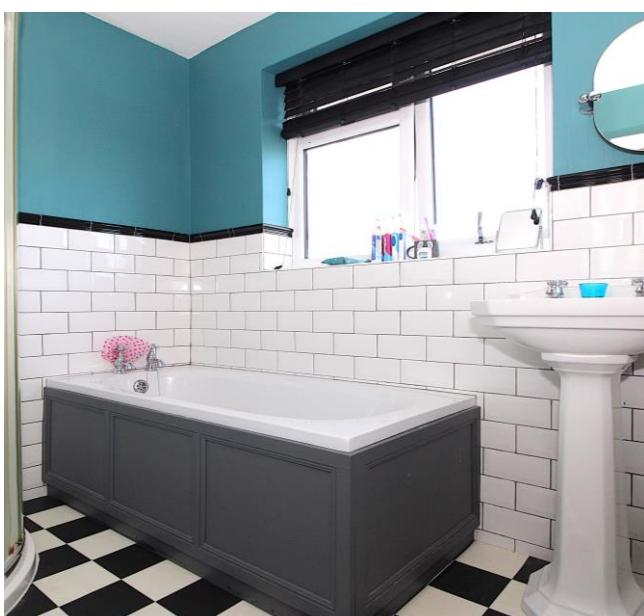
Set in a pleasant cul-de-sac location, within easy reach of excellent amenities and highly regarded schools, this well-presented semi-detached family home should be viewed at the earliest possible opportunity.

Internal inspection reveals a welcoming entrance hallway with stairs to first floor, access to guest WC and built in storage cupboard, light and airy lounge/dining room with bifold doors to the rear garden and further doorway leading into the well-appointed breakfast kitchen which has a range of wall/base units, breakfast bar, plumbing for a washing machine and door into the rear garden.

To the first floor there are three bedrooms - two doubles and a single, well-equipped bathroom with wash basin, bath and shower cubicle and there is a separate WC accessed via the landing.

Externally, the fabulous rear garden has been beautifully landscaped with tiered sections laid mainly to lawn, a paved patio area and a selection of shrubs/bushes and there is driveway parking to the front of the property with access to the garage.





### 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: 21st August 2024

## Property Specification

### Porch

Hall - 2.00m (6'7") x 1.94m (6'4")

WC - 1.57m (5'2") x 0.88m (2'11")

Lounge/Diner - 5.19m (17') x 3.66m (12')

Breakfast Kitchen - 5.14m (16'10") max  
x 2.02m (6'7") max

Bedroom 1 - 4.16m (13'8") x 3.38m (11'1")

Bedroom 2 - 3.63m (11'11") x 3.38m (11'1")

Bedroom 3 - 2.70m (8'10") x 2.38m (7'10")

Bathroom - 2.36m (7'9") x 1.80m (5'11")

WC - 1.37m (4'6") x 0.83m (2'8")

Garage - 4.80m (15'9") x 2.38m (7'10")

### Viewer's Note:

Services connected: Gas, Water, Electric & Drainage

Council tax band: C

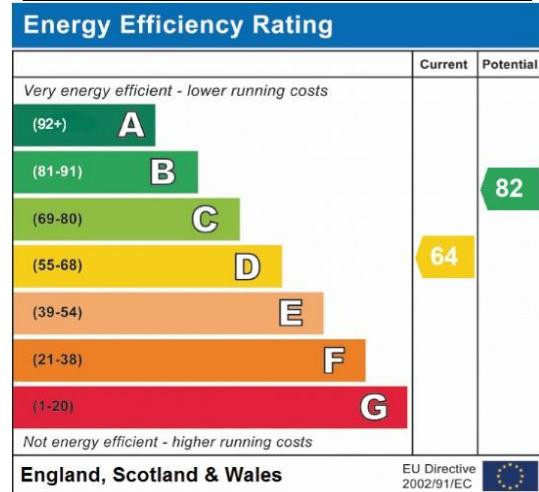
Tenure: Freehold

# Floor Plan

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



## Energy Efficiency Rating



## Map Location

