



19 Camomile Close,
Walsall, WS5 4RU

Offers in the Region Of £260,000

Walsall

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Ground Floor

The hallway includes downlighters, a radiator, stairs to the first-floor landing, and doors leading to the kitchen and lounge. The kitchen has wall and base cupboard units, a stainless steel sink with drainer, an integrated four ring electric hob and oven, a fitted boiler, space for a fridge freezer, and plumbing for a washer and dryer, with a double glazed window to the front. The lounge features an electric fireplace, understair storage cupboard, radiator, ceiling light point, and a sliding door to the conservatory. The conservatory has obscure double-glazed windows to the side elevations, a double-glazed window to the front, a ceiling light point, and a door to the garden.

First Floor

The first-floor landing has downlighters, an electric radiator, stairs to the second floor, and doors to the bathroom and Bedroom One. Bedroom One is at the rear and has two double glazed windows, a ceiling light point, and a radiator. The bathroom has tiled walls and floors, a heated towel rail, a separate bath with shower head, a wash hand basin, a low flush WC, two obscure double-glazed windows to the front, and a shower cubicle with a gas shower over.

Second Floor

The second-floor landing includes downlighters, loft hatch access, and doors to Bedroom Two and Bedroom Three. Bedroom Two is at the rear and has a double glazed window, a ceiling light point, and a radiator. Bedroom Three is at the front and includes double glazed windows, a built-in over stairs storage cupboard, a ceiling light point, and a radiator.

Exterior

The rear of the property features a neatly maintained lawn, boundary fencing, and a rear access gate.





Property Specification

Entrance Hallway

Kitchen - 7' 7" x 9' 1" (2.31m x 2.77m)

Lounge - 11' 5" x 13' 4" (3.48m x 4.06m)

Conservatory - 8' 0" x 9' 6" (2.44m x 2.89m)

Bedroom One - 13' 4" x 11' 5" (4.06m x 3.48m)

Family Bathroom - 6' 1" x 11' 5" (1.85m x 3.48m)

Bedroom Two - 11' 5" x 10' 0" (3.48m x 3.05m)

Bedroom Three - 11' 5" x 8' 9" (3.48m x 2.66m)

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: 9th September 2025

Viewer's Note:

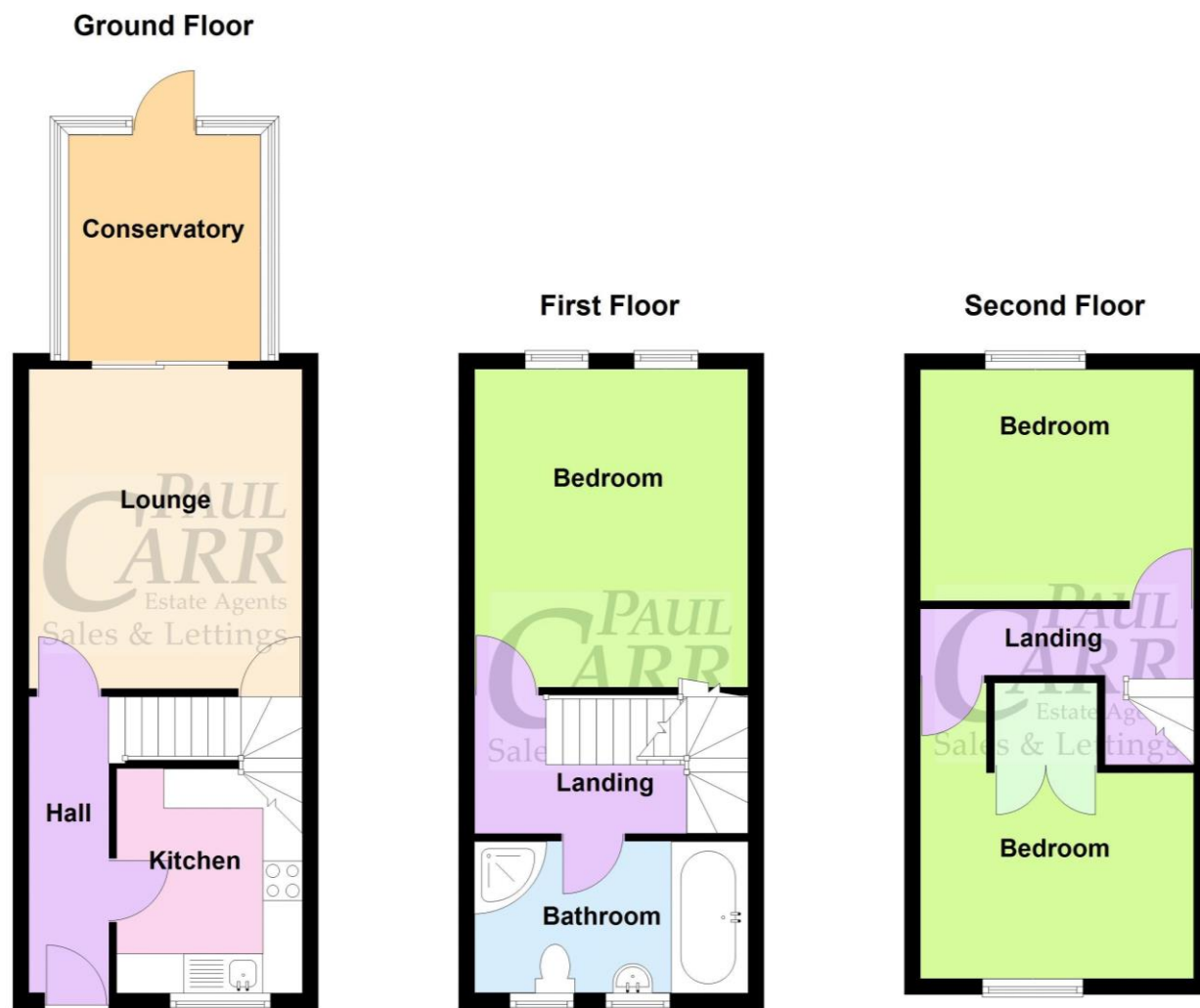
Services connected: Gas, Water, Electric & Drainage

Council tax band: B

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+) A		
(81-91) B		85
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Map Location

