



**12, Ambergate Close,  
Walsall, WS3 3RH**

**Offers Over £330,000.00**



**\*\* IMPRESSIVE TRADITIONAL EXTENDED SEMI DETACHED HOME**  
**\*\* QUIET CUL DE SAC LOCATION \*\* TWO LOVELY RECEPTION**  
**ROOMS \*\* MAINTAINED TO A VERY HIGH STANDARD**  
**THROUGHOUT \*\* FOUR GENEROUSLY SIZED BEDROOMS \*\* EN**  
**SUITE AND FAMILY BATHROOM \*\* UTILITY ROOM \*\* KITCHEN \*\***  
**FRONT DRIVEWAY AND PRIVATE REAR GARDEN \*\*** This  
 immaculately maintained semi-detached house is set in a quiet cul  
 de sac location and has been tastefully extended and improved to  
 create a lovely family home. Ideally situated with convenient  
 public transport links, local amenities, and nearby schools, this  
 property is perfect for families. The spacious accommodation  
 boasts four bedrooms, bathroom, ensuite, two reception rooms,  
 kitchen and utility room. On the ground floor, a welcoming  
 entrance hall leads to a spacious living room and dining room,  
 kitchen and utility room. Upstairs, there are four well-appointed  
 bedrooms. Bedroom one is a generous double bedroom featuring  
 an en-suite shower room, there are three further excellent  
 bedrooms (two generous doubles and a good sized single). There is  
 a modern family bath/shower room and access from landing to a  
 fantastic useable loft space. Externally, the property offers ample  
 parking to the front with a driveway. This house has been  
 maintained and improved to a very good standard and provides a  
 wonderful opportunity to acquire a family home in a highly sought-  
 after location. To book a viewing call the Bloxwich office today.

#### Reception hall

**Living Room** 12' 2" x 12' 1" (3.71m x 3.68m)

**Dining Room** 11' 11" x 12' 1" (3.63m x 3.69m)

**Kitchen** 16' 1" x 7' 9" (4.89m x 2.35m)

**Utility room** 14' 6" x 7' 1" (4.42m x 2.17m)

#### First Floor Landing

**Bedroom One** 16' 2" x 7' 9" (4.94m x 2.36m)

**En suite** 9' 5" x 7' 9" (2.86m x 2.36m)

**Bedroom Two** 12' 2" x 10' 7" (3.71m x 3.23m)

**Bedroom Three** 10' 7" x 10' 7" (3.23m x 3.23m)

**Bedroom Four** 8' 10" x 8' 0" (2.69m x 2.43m)

**Family Bathroom** 7' 5" x 6' 7" (2.26m x 2.01m)

#### Front driveway

#### Private rear garden

**BUYERS INFORMATION** In line with UK anti-money laundering  
 regulations, successful purchasers must complete an Anti-Money  
 Laundering (AML) check. We use a specialist third-party service to  
 verify your identity. The cost of these checks is £30 (including VAT)  
 for each purchaser and any giftors contributing funds. This fee is  
 paid in advance when an offer is agreed, and prior to the issuance of





a sales memorandum. Please note that this charge is non-refundable.

**TENURE: Freehold.** References to the Tenure of this property are based upon information supplied by the seller. The Agents has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor.

**FIXTURES & FITTINGS:** All fixtures and fittings other than those mentioned within these particulars are expressly excluded, although agreement on certain items may be reached separately with the vendor.

**PROPERTY MISDESCRIPTION ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

**NOTICE** These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.

As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchaser their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property, we will ask a member of Mortgage Brothers Ltd to contact you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers.

Mortgage Brothers Ltd are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.



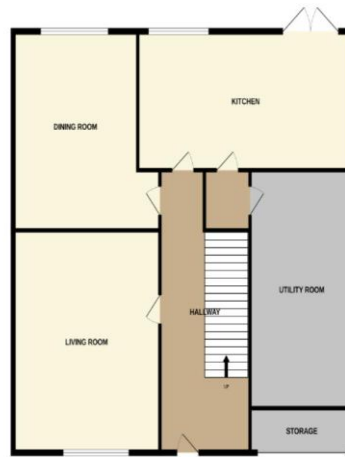


3 Queens Parade, High Street  
Bloxwich  
WS3 2EX

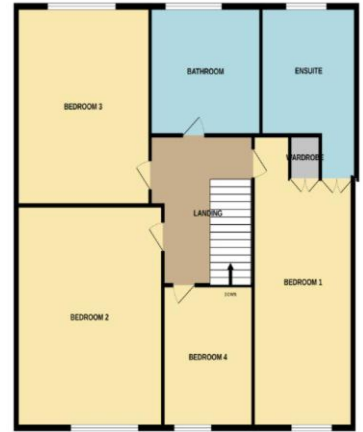
01922 478 104



GROUND FLOOR

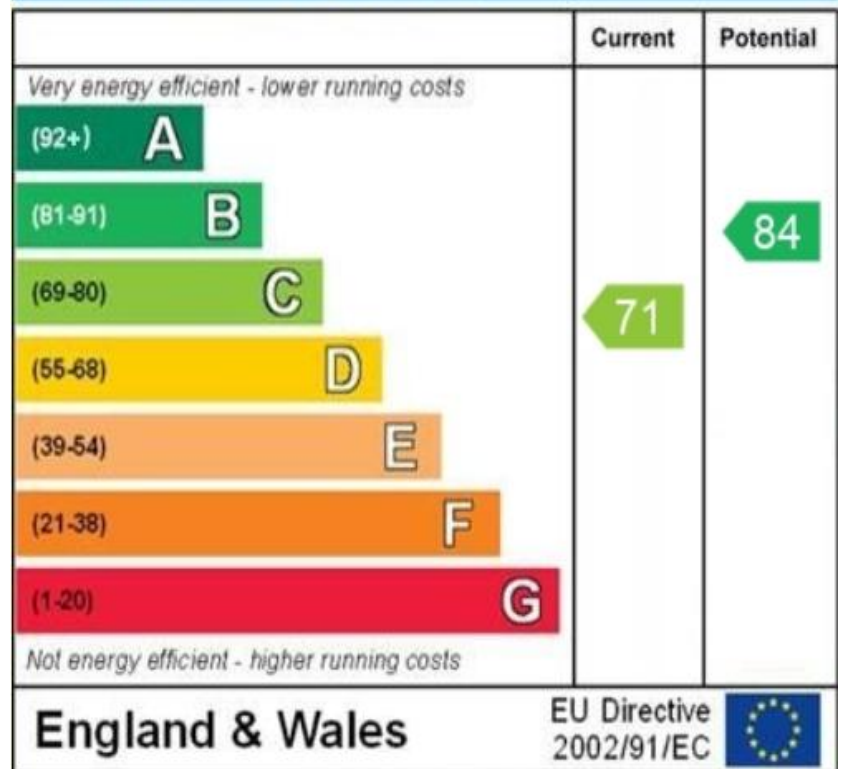


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with floorplan 12025

## Energy Efficiency Rating



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**DRAFT SALES PARTICULARS – NOT APPROVED BY VENDOR**

**PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE**

**SIGNED :** .....

**DATE:** .....