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398 Sutton Road, Walsall Guide Price £360,000

An extremely well presented spacious extended traditional style Detached family residence occupying an excellent position in this highly sought after residential location.

* Fully Enclosed Porch * Reception Hall * Guest Cloak Room * Extended Lounge * Extended Dining Room * Modern Fitted Kitchen * Enclosed Side Entry/Utility * Three Bedrooms * Modern Bathroom * Loft Room * Side Garage and Ample off Road Parking * Generous Sized Sunny Rear Garden * Gas Fired Central Heating System * PVCu Double Glazing *

Post code: WS5 3BA

Directions: A-Z Page 48 Ref: 3D



6-8 Beacon Buildings, Leighswood Road, Aldridge, WS9 8AA

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Proprietor: Christopher A Foster



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Lounge



Dining Room



Fitted Kitchen

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Guest Cloak Room



Bedroom One



Bedroom Two



Bedroom Three

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Modern Bathroom



Loft Room



Loft Room

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Rear Garden



Rear Elevation/Rear Garden

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An internal inspection is essential for the discerning purchaser to begin to fully appreciate this extremely well presented and particularly spacious traditional style Detached residence that has been extended to provide an excellent family home. A particular feature is the generous sized sunny rear garden which offers a high degree of privacy. The property is situated in a highly sought after residential location and is within easy reach of local amenities.

Walsall town centre is rapidly developing its reputation as an important shopping area with all main facilities available all enhanced by its proximity to the Motorway complex with junction 10 of the M6 within 2 miles which in turn gives further access to the M5, M54, M42 and M6 Toll Road bringing all main centres of the West Midlands conurbation with Birmingham International Airport, Rail Link, and the National Exhibition Centre within easy distance.

Schools for children of all ages are readily available including the highly regarded Queen Mary's Grammar school for boys and High school for girls and St Francis of Assisi Catholic Technology College at Aldridge.

The town enjoys all the usual leisure and cultural activities and is fortunate also in having excellent cricket, rugby, hockey and golf clubs.

The accommodation that enjoys the benefit of a gas fired central heating system and PVCu double glazing briefly comprises of the following:

FULLY ENCLOSED PORCH

having PVCu double glazed door and two PVCu double glazed windows, tiled floor and ceiling light point.

RECEPTION HALL

having entrance door, central heating radiator, ceiling light point, ceiling coving, tiled floor and under stairs storage cupboard off.

GUEST CLOAK ROOM

having PVCu double glazed frosted window to front elevation, WC, wash hand basin, tiled floor, central heating radiator, ceiling light point and ceiling coving.

EXTENDED LOUNGE

5.44m x 4.65m (17'10 x 15'3)

having double glazed patio door leading to the rear garden, feature gas coal effect fire with marble surround and hearth, ceiling light point, two wall light points and central heating radiator.

EXTENDED DINING ROOM

5.44m x 3.05m (17'10 x 10'0)

having double glazed patio door leading to the rear garden, ceiling light point, two wall light points, central heating radiator and ceiling coving.

MODERN FITTED KITCHEN

3.66m x 2.51m (12'0 x 8'3)

having PVCu double glazed window to front elevation, range of modern fitted wall, base units and drawers, working surfaces with tiled surround and inset stainless steel single drainer sink having mixer tap over, integrated fridge and freezer, integrated dishwasher, space for range style cooker with extractor canopy over, tiled floor, central heating radiator, ceiling light point and ceiling coving.

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ENCLOSED SIDE ENTRY/UTILITY

having door to front elevation, PVCu double glazed door and window to rear elevation, space and plumbing for automatic washing machine, space for fridge freezer, four roof light windows, two fluorescent strip lights and storage cupboard off housing the combination central heating boiler.

FIRST FLOOR LANDING

having two wall light points, ceiling coving and PVCu double glazed frosted window to side elevation.

BEDROOM ONE

4.42m x 3.05m (14'6 x 10'0)

having two PVCu double glazed windows to rear elevation, range of fitted wardrobes to one wall, central heating radiator, ceiling light point, wall light point and ceiling coving.

BEDROOM TWO

3.25m x 3.05m (10'8 x 10'0)

having PVCu double glazed window to rear elevation, central heating radiator, ceiling light point and ceiling coving.

BEDROOM THREE

2.90m x 2.11m (9'6 x 6'11)

having PVCu double glazed window to front elevation, ceiling light point, central heating radiator, ceiling coving and access to lobby with stairs to the loft room.

MODERN BATHROOM

having PVCu double glazed frosted windows to the front and side elevations, large panelled bath with overhead and hand held shower attachments, shower screen fitted, WC, pedestal wash hand basin, tiled walls and floor, chrome heated towel rail, ceiling light point, electric shaver socket and airing cupboard off.

LOFT ROOM

6.63m x 3.89m (21'9 x 12'9)

having two PVCu "Velux" windows to the rear elevation, one "Velux" window to front elevation, two ceiling light points, two central heating radiators and under-eaves storage space.

OUTSIDE - SIDE GARAGE

5.49m x 2.21m (18'0 x 7'3)

having up and over door to front, wall light point and storage room off with door leading to the rear gardens.

FORE GARDEN

having lawn with side borders, brick boundary wall and Tarmac driveway providing ample off road parking.

GENEROUS SIZED REAR GARDEN

having Cotswold stone patio area, external light, large shaped lawn with mature well stocked borders, trees and shrubs, timber fencing and brick built storage shed.

GENERAL INFORMATION

We understand the property is Freehold with vacant possession upon completion.

SERVICES All main services are connected together with telephone point subject to the usual regulations. A plentiful supply of power points are installed throughout the property.

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FIXTURES AND FITTINGS All items specified in these sales particulars pass with the property. The Property Misdescriptions Act 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Buyers are advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents.

Buyers are advised to obtain verification from their Solicitor. Misrepresentation Act 1967 These particulars, whilst believed to be correct, are provided for guidance only and do not constitute any part of an offer or contract.

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All photographs are intended to show a representation of the property and any items featured should be assumed not to be included unless stated within these sales particulars.

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