

CHRIS FOSTER & Daughter

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5 Warrens Croft, Walsall, WS5 3JX Guide Price £515,000

An extremely spacious well presented Detached Bungalow residence occupying a quiet Cul-De-Sac position in this highly sought after residential location within easy reach of local amenities.

* Fully Enclosed Porch * Reception Hall * Guest Cloak Room * Split Level Lounge * Separate Dining Room * Fitted Kitchen * Utility * Additional WC * Sun Lounge/Study * Three Double Bedrooms * Bathroom * Conservatory * Double Garage * Extensive Off Road Parking * Gas Central Heating System * PVCu Double Glazing * No Upward Chain

Council Tax Band F
Local Authority - Walsall



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Company Number: 11253248



5 Warrens Croft, Walsall



Reception Hall



Guest Cloakroom



Split Level Lounge



Fitted Kitchen



Dining Room

5 Warrens Croft, Walsall



Sun Lounge/Study



Bedroom One



Bedroom Two



Bedroom Three



Conservatory



Bathroom

5 Warrens Croft, Walsall



Rear Garden

5 Warrens Croft, Walsall

An internal inspection is essential for the discerning purchaser to begin to fully appreciate this extremely spacious well presented Detached Bungalow residence that occupies a quiet Cul-De-Sac position in this highly sought after residential location 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 central heating system and PVCu double glazing briefly comprises of the following:

FULLY ENCLOSED PORCH

having PVCu double glazed door and windows to front elevation and tiled floor.

RECEPTION HALL

having frosted glass panelled entrance door, three central heating radiators, inset ceiling spotlights, loft access and cloaks cupboard off.

GUEST CLOAKROOM

having PVCu double glazed frosted window to the rear elevation, WC, pedestal wash hand basin, central heating radiator, ceiling light point, tiled floor and storage cupboard off.

SPLIT LEVEL LOUNGE

7.54m x 4.42m max (24'9 x 14'6 max)

having PVCu double glazed bow window to front elevation, PVCu double glazed window to side elevation, feature fireplace with gas coal effect fire fitted, two central heating radiators, ceiling light point, ceiling coving and three wall light points.

FITTED KITCHEN

3.96m x 3.51m (13'0 x 11'6)

having PVCu double glazed window to side elevation, range of fitted wall, base units and drawers, working surfaces with tiled surround and inset double sink unit with mixer tap over, built in "Bosch" electric double oven, separate gas hob, with extractor canopy over, space and plumbing for dishwasher, integrated fridge, four ceiling light points, tiled floor and archway leading to:

DINING ROOM

3.61m x 2.74m (11'10 x 9'0)

having PVCu double glazed window to side elevation, ceiling light point, central heating radiator, two wall light points and ceiling coving.

5 Warrens Croft, Walsall

REAR LOBBY

having PVCu double glazed doors lead to the front and rear elevations, tiled floor, ceiling light point, recess housing the "Worcester" central heating boiler and timer controls, frosted window to front elevation, pantry off and walk in storage cupboard with light point and shelving.

ADDITIONAL WC

having PVCu double glazed window to rear elevation, WC, wash hand basin, tiled floor and ceiling light point.

UTILITY

2.82m x 2.16m (9'3 x 7'1)

having PVCu double glazed window to rear elevation, sink, plumbing for automatic washing machine, tiled floor and fluorescent strip light.

STUDY/SUN LOUNGE

3.89m x 2.31m (12'9 x 7'7)

having PVCu double glazed sliding patio doors leading to rear gardens, ceiling light point and central heating radiator.

BEDROOM ONE

4.70m x 4.11m (15'5 x 13'6)

having PVCu double glazed bow window to front elevation, range of fitted wardrobes and drawers, ceiling light point and central heating radiator.

BEDROOM TWO

4.57m x 3.02m (15'0 x 9'11)

having PVCu double glazed window to front elevation, fitted wardrobe, central heating radiator and ceiling light point.

BEDROOM THREE

4.06m x 3.15m (13'4 x 10'4)

having built in wardrobe, ceiling light point, central heating radiator, fitted shelving unit and being open plan to:

CONSERVATORY

2.82m x 2.69m (9'3 x 8'10)

having PVCu double glazed doors and windows to rear elevation and tiled floor.

BATHROOM

3.48m x 2.39m (11'5 x 7'10)

having PVCu double glazed frosted window to side elevation, panelled bath, separate tiled shower cubicle, vanity wash hand basin with storage cupboard below, WC with concealed cistern and storage cupboards, tiled floor, extractor fan, inset ceiling spotlights and electric heated towel rail.

OUTSIDE - RECESSED DOUBLE GARAGE

8.84m x 6.38m max (29'0 x 20'11 max)

having electric up and over door to front, skylight window, additional PVCu double glazed windows, two fluorescent strip lights and up and over door leading to the rear gardens.

WIDE FORE GARDEN

having Tarmacadam driveway providing ample off road parking, lawn, side borders, paved pathways and external light.

5 Warrens Croft, Walsall

REAR GARDEN

having paved patio area, security lights, shaped lawn with side borders, trees and shrubs, rockery, outside tap and side access.

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.

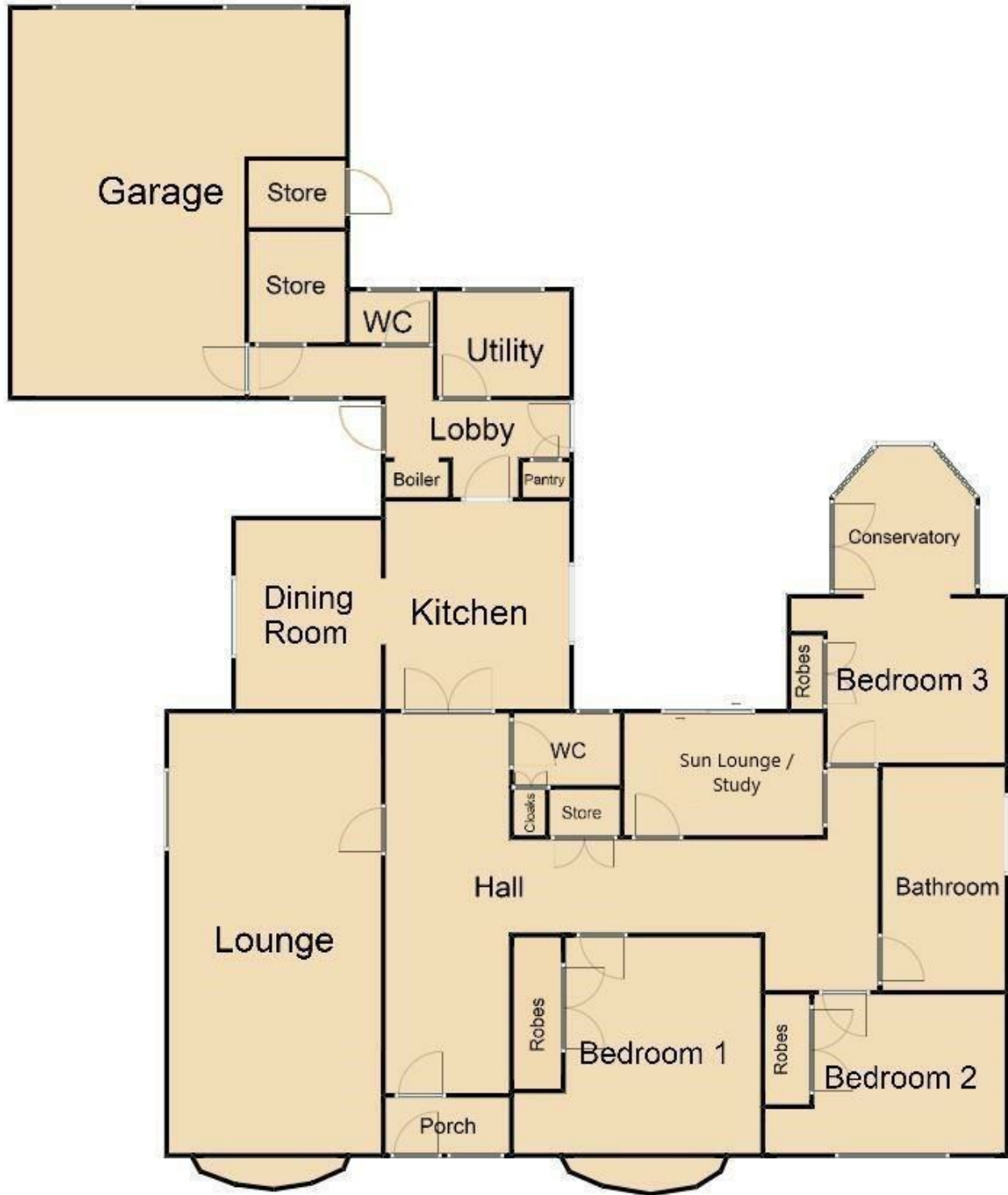
FIXTURES AND FITTINGS All items specified in these sales particulars pass with the property. The Property Misdescriptions Act 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Buyers are 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. Intending purchasers or tenants should not rely on them as statements or representations of fact, but should satisfy themselves by inspection or otherwise as to their accuracy.

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.

5 Warrens Croft, Walsall



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 65 | 79 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | 74 |
| (55-68) D | | 58 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |