

CHRIS FOSTER & Daughter

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21 Leasowe Road, Walsall, WS9 9AW **Asking Price £300,000**

Chris Foster & Daughter are pleased to offer for sale this superbly maintained and presented, modern three bedroom semi-detached house which is located in a much sought road within Walsall Wood. The accommodation comprises in brief: porch, entrance hall, lounge, dining kitchen, guest cloakroom, three bedrooms and family bathroom. Further benefits include double glazing and central heating (both where specified), good sized rear garden and a driveway. A charge of £150 per annum applies for maintenance of drainage and frontages. Immediate viewing of this fantastic family home is highly recommended in order to avoid potential disappointment.

Council Tax Band - C
Local Authority - Walsall
EPC RATING - B



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

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Chris Foster & Daughter Limited – Registered in England and Wales
Company Number: 11253248



21 Leasowe Road, Walsall



Lounge



Dining Kitchen



Hallway



Dining Kitchen

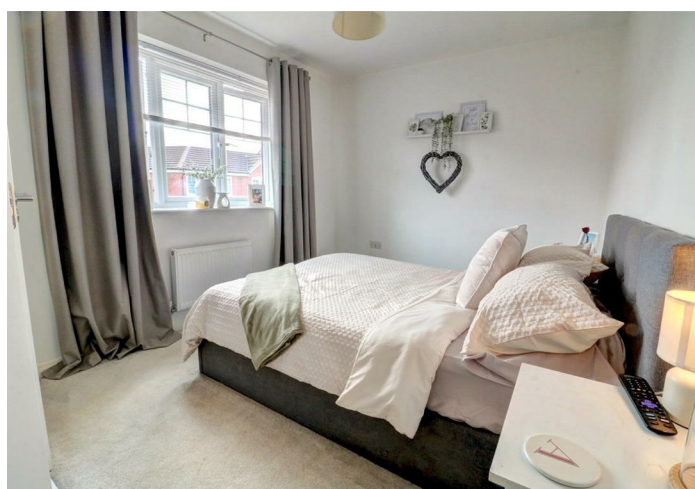
21 Leasowe Road, Walsall



Dining Kitchen



Guest Cloakroom



Master Bedroom



Master Ensuite

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Bedroom Two



Bedroom Three



Bathroom



Rear Garden

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The area is extremely accessible to all main centres of the West Midlands conurbation with the A5 Trunk and M6 Toll Roads within 3 miles giving further access to the M6, M5, M42 and M54 motorways.

Main centre shopping is available at Lichfield and Walsall and children of all ages have a wide range of good schools provided including St Francis of Assisi Catholic Technology College and the highly regarded Queen Mary's Grammar school for boys and High school for girls at Walsall.

The area is well served for leisure facilities with Oak Park Leisure Centre in Walsall Wood and cricket, hockey and squash clubs behind the church at The Green, Aldridge and Druids Heath Golf Club off Stonnall Road while Stonnall village enjoys a range of community activities.

Frontage

Having a paved and pebbled frontage flanked by block-paved driveway affording off road parking.

Hallway

With stairs rising to the first floor, under-stairs cupboard, central heating radiator and doors off to:-

Guest Cloakroom

With low flush w.c, wash hand basin, central heating radiator and part tiled walls.

Lounge

4.57m x 3.40m (15'0" x 11'2")

With central heating radiator, uPVC double glazed window to the front and double doors to:-

Dining Kitchen

5.44m max x 2.69m max (17'10" max x 8'10" max)

Having a range of modern and stylish eye and base level units with work surface over incorporating one and a half bowl single. drainer sink unit, oven, induction hob, fridge freezer, washer dryer, dishwasher, central heating radiator, uPVC double glazed window to the rear, door to hallway and uPVC double glazed french doors to the rear.

First Floor Landing

With built-in cupboard, loft access and doors off to:-

Master Bedroom

4.39m max x 2.69m max (14'5" max x 8'10" max)

With central heating radiator, uPVC double glazed window to the front and door to:-

Ensuite

Having suite comprising shower cubicle with built-in shower, low flush w.c, wash hand basin, part tiled walls, central heating radiator and frosted uPVC double glazed window to the front.

Bedroom Two

3.20m max x 2.46m max (10'6" max x 8'1" max)

With central heating radiator and uPVC double glazed window to the rear.

Bedroom Three

2.46m max x 2.21m min (8'1" max x 7'3" min)

With central heating radiator and uPBVC double glazed window to the rear.

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Family Bathroom

Having a suite comprising of bath, wash hand basin, low flush w.c, part tiled walls, central heating radiator and frosted uPVC double glazed window to the side.

Rear Garden

Having a paved patio with good sized lawned garden beyond. pedestrian gate gives access from the front.

GENERAL INFORMATION

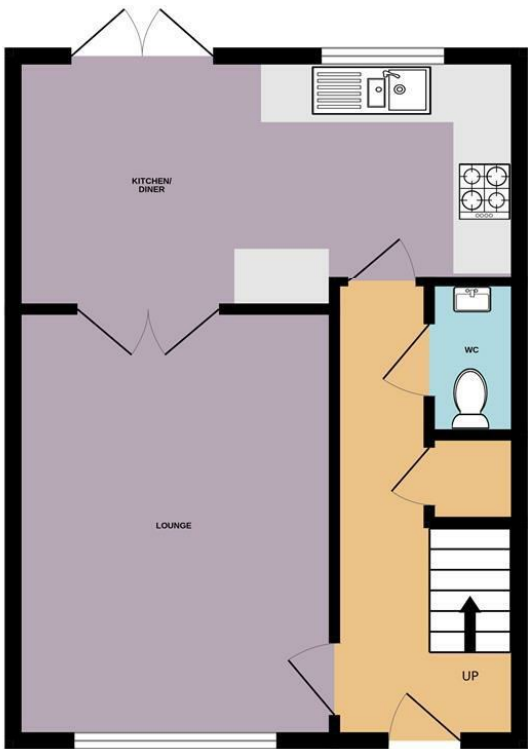
We understand the property is Freehold with vacant possession upon completion.

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.

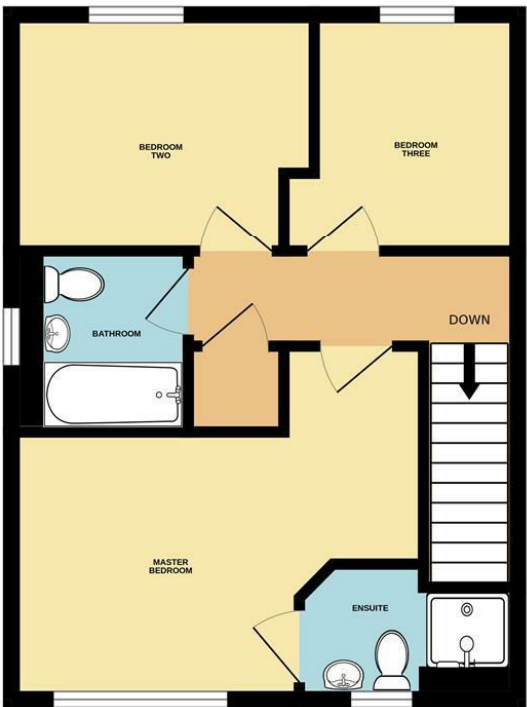
FIXTURES AND FITTINGS All items specified in these sales particulars pass with the property. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Buyers are advised to obtain verification from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

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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
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