

CHRIS FOSTER & Daughter

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216 Birmingham Road, Walsall, WS1 2NU **Asking Price £475,000**

Chris Foster & Daughter are pleased to offer for sale this generously proportioned three storey five bedroom semi-detached property in a very much sought after location within South Walsall. The accommodation comprises in brief: entrance vestibule, hallway, lounge, sitting room, good sized breakfast kitchen, large sun room, guest cloakroom, cellar, study/office, three first floor bedrooms, first floor bathroom, two further bedrooms on the second floor and an ensuite shower room. Further benefits include double glazing and central heating (both where specified), rear garden, good sized rear garage and multi-vehicle driveway to the front. Immediate viewing is highly recommended in order to avoid potential disappointment.

Council Tax Band - E
Local Authority - Walsall
EPC Rating - To Follow

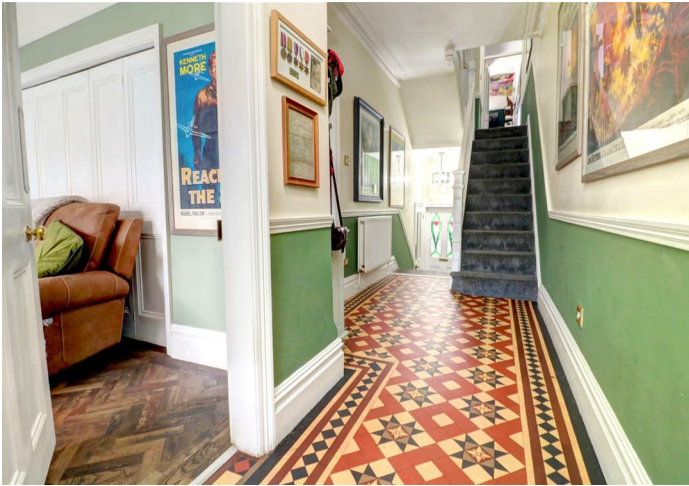


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Chris Foster & Daughter Limited – Registered in England and Wales
Company Number: 11253248



216 Birmingham Road, Walsall



Entrance Hallway



Lounge



Sitting Room



Breakfast Kitchen



Breakfast Kitchen



Breakfast Kitchen

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Breakfast Kitchen



Sun Room



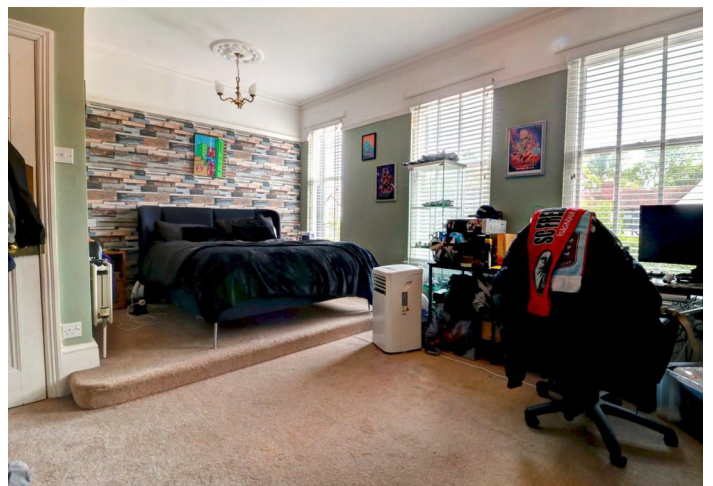
Guest Cloakroom



First Floor Landing



First Floor Landing



Bedroom One

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Bedroom Two



Bedroom Three



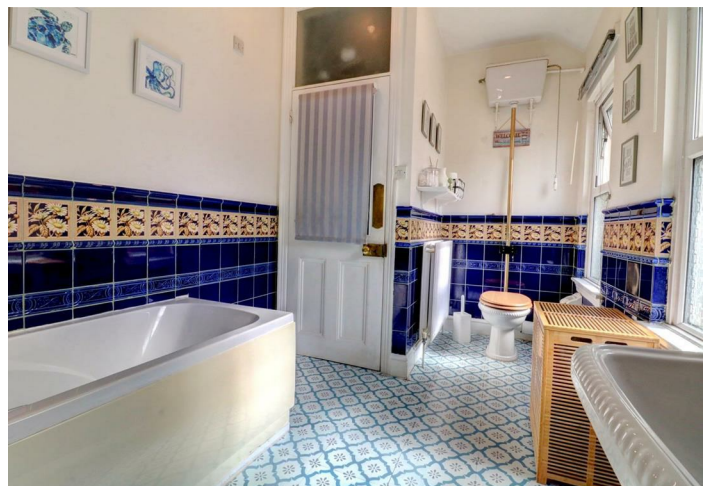
Ensuite



Bedroom Four



Bedroom Five



Family Bathroom

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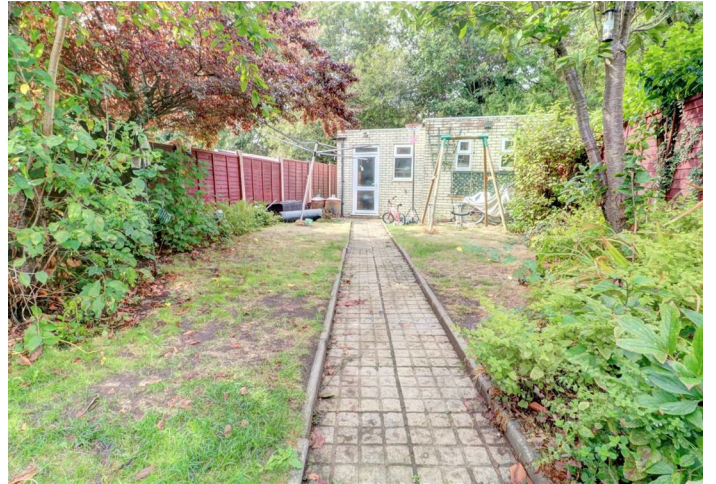
Patio



Decking



Rear Garden



Rear Garden

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South Walsall

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.

Frontage

Having a driveway affording multi-vehicle off road parking.

Entrance Vestibule

With feature tiled floor, part tiled walls and part glazed door to:-

Entrance Hallway

Having feature tiled floor, two central heating radiators, door to stairs to cellar, stairs rising to first floor and doors off to:-

Lounge

4.06m max x 4.04m min exc bay (13'4" max x 13'3" min exc bay)

With central heating radiator, built-in storage units, picture rail and bay window to the front.

Sitting Room

3.99m x 3.51m (13'1" x 11'6")

With double doors to lounge, central heating radiator and part uPVC double glazed french doors to decked area to the rear.

Guest Cloakroom

With low flush w.c, wash hand basin, central heating radiator and frosted uPVC double glazed window to the side.

Breakfast Kitchen

5.82m max x 3.23m min x 5.49m max x 3.05m min (19'1" max x 10'7" min x 18'0" max x 10'0" min)

Having a range of eye and base level units with work surface over incorporating Belfast style sink, range style oven, tiled floor, tiled splashback, plumbing for appliance, two central heating radiators, uPVC double glazed windows to the side and front, built-in storage cupboard, part frosted uPVC double glazed door to the side and double doors to:-

Sun Room

4.01m x 3.43m (13'2" x 11'3")

With two central heating radiators, tiled floor, uPVC double glazed windows to the side and rear, uPVC double glazed french doors to the rear and door to:-

Office/Study

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

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First Floor Landing

With central heating radiator, stairs rising to second floor and doors off to:-

Bedroom One

5.41m max x 3.96m max (17'9" max x 13'0" max)

With central heating radiator, fireplace and three sash windows to the front.

Bedroom Two

3.56m x 3.40m (11'8" x 11'2")

With v, fitted wardrobe and uPVC double glazed window to the rear.

Bedroom Four

3.05m max x 2.29m min (10'0" max x 7'6" min)

With central heating radiator, built-in storage cupboard and uPVC double glazed window to the rear.

Family Bathroom

Having a suite comprising bath, pedestal wash hand basin, high flush w.c, shower cubicle with built-in rainfall shower, built-in cupboard, part tiled walls, central heating radiator and two frosted uPVC double glazed windows to the side.

Second Floor Landing

With built-in storage cupboard, double glazed skylight and doors off to:-

Bedroom Three

3.28m min x 2.79m (10'9" min x 9'2")

With central heating radiator, fitted storage cupboards, two double glazed skylights and door off to:-

Ensuite

Having a suite comprising shower cubicle , low flush w.c, pedestal wash hand basin, heated towel rail, built-in storage cupboard and window to the front.

Bedroom Five

3.35m max x 2.97m max (11'0" max x 9'9" max)

With central heating radiator and window to the front.

Rear Garden

Having a paved patio area with gate leading to generous lawned garden beyond with path leading to:-

Rear Garage (unmeasured)

With two up and over doors to the rear.

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

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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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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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC