CHRIS FOSTER & Daughter

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22 The Pines, Walsall, WS1 3AN
Asking Price £250,000

Chris Foster & Daughter are pleased to offer for sale this three bedroom semi-detached property in a very much sought after cul-de-sac location within Walsall The accommodation comprises in brief: entrance porch, lounge, kitchen, w.c, cellar, three bedrooms and a bathroom. Further benefits include double glazing and central heating (both where specified), front and rear gardens and garage in separate block. The property is available with no upward chain so immediate viewing is highly recommended in order to avoid potential disappointment.

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

The Property Ombudsman

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Lounge

Lounge

Kitchen

Bathroom

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Bedroom One

Bedroom Two

Bedroom Three

Rear Garden

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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 lawned garden with shrub borders.

Porch
With uPVC double glazed windows to the side and front and door to:-

Lounge
5.38 max x 4.53 max (17'7" max x 14'10" max)
Having stairs rising to the first floor, central heating radiator, uPVC double glazed window to the front, door to kitchen and sliding door to:-

Lobby
With built-in cupboard and door to:-

W.C
With low flush w.c and corner sink unit.

Kitchen
3.98 max x 3.07 max (13'0" max x 10'0" max)
Having a range of eye and base level units with work surface over incorporating one and a half bowl single drainer sink unit, tiled walls, two built-in cupboards, uPVC double glazed window to the rear and door to the side.

First Floor Landing
With uPVC double glazed window to the side, built-in cupboard and doors off to:-

Bedroom One
3.6 max x 2.63 max (11'9" max x 8'7" max)
With built-in cupboard, central heating radiator and uPVC double glazed window to the front.

Bedroom Two
3.26 mx x 2.62 max (10'8" mx x 8'7" max)
With central heating radiator, built-in cupboard and uPVC double glazed window to the rear.

Bedroom Three
2.58 x 1.79 (8'5" x 5'10")
With uPVC double glazed window to the front.

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Bathroom
Having suite with corner bath, low flush w.c, pedestal wash hand basin, tiled walls, central heating radiator and frosted uPVC double glazed window to the rear.

Rear Garden
Having paved patio with lawned garden beyond with shrub borders. Pedestrian gate to the side gives access from the front.

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

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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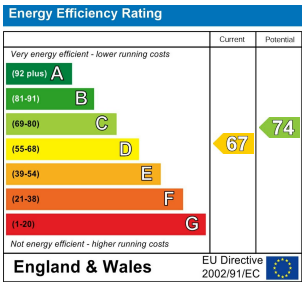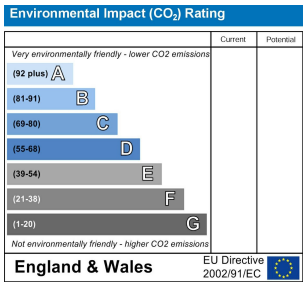
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