CHRIS FOSTER & Daughter

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76 Walstead Road, Walsall, WS5 4LY
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 location within Walsall The accommodation comprises in brief: porch, hallway, lounge/diner, kitchen, side passage/utility, three bedrooms and a first floor bathroom. Further benefits include double glazing and central heating (both where specified), front and generous rear garden and driveway to the fore. Immediate viewing is highly recommended in order to avoid potential disappointment.

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

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Lounge/Diner



Hallway



Lounge/Diner



Kitchen



Side Passage/Utility



Side Passage/Utility

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Bedroom One



Bedroom Two



Bedroom Three



Bathroom



Rear Garden



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
The property is approached via a paved driveway affording off road parking and flanked by a lawned garden, leading to doors to:-

Porch
With uPVC double glazed windows to the front and sides, tiled floor and door to:-

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

Lounge/Diner
6.88 x 3.39 max 3.26 min (22'6" x 11'1" max 10'8" min)
With two central heating radiators, uPVC double glazed bay window to the front and uPVC double glazed bay window to the rear.

Kitchen
3.15 min x 1.61 min (10'4" min x 5'3" min)
Having a range of fitted eye and base level units with work surface over incorporating single drainer sink unit, tiled splashbacks, central heating radiator, uPVC double glazed window to the rear and door to:-

Side Passage/Utility
7.26 x 1.64 (23'9" x 5'4")
With double doors to the front, work surface with plumbing for appliance under, single drainer sink unit, uPVC double glazed window to the rear and uPVC double glazed door to the rear.

First Floor Landing
With frosted uPVC double glazed window to the side, loft access and doors off to:-

Bedroom One
3.54 min exc bay x 3.20 max into wardrobe (11'7" min exc bay x 10'5" max into wardrobe)
With fitted wardrobes, central heating radiator and uPVC double glazed bay window to the front.

Bedroom Two
3.19 x 3.03 max into wardrobe (10'5" x 9'11" max into wardrobe)
With fitted wardrobes, central heating radiator and uPVC double glazed window to the rear.

Bedroom Three
2.19 x 2.03 (7'2" x 6'7")
With central heating radiator and uPVC double glazed window to the rear.

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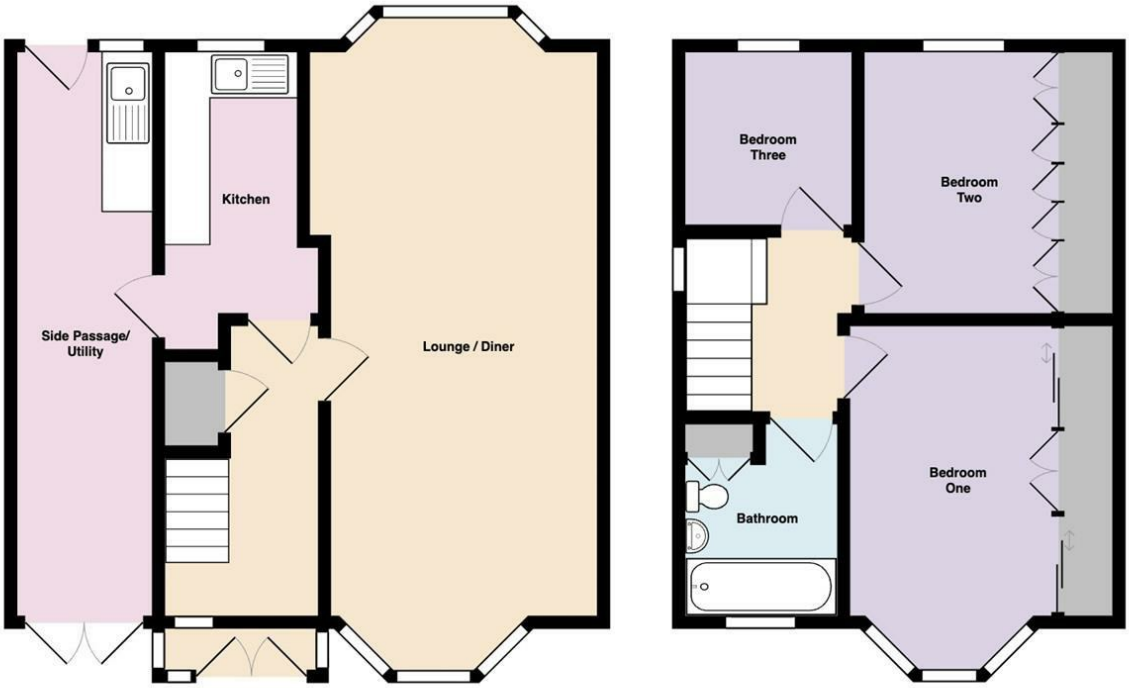
Bathroom
With suite comprising bath, pedestal wash hand basin, low flush w.c, central heating radiator, heated towel rail, built-in cupboard, tiled walls and frosted uPVC double glazed window to the front.

Rear Garden
Having a paved patio with steps up to a generous lawned garden beyond with flower and shrub borders, brick-built shed and timber shed.

TENURE - We understand the property is Freehold with vacant possession upon completion. This information has been provided by the seller and should be checked by your conveyancer before you proceed.

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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All measurements are approximate and for display purposes only

