CHRIS FOSTER & Daughter

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109 Castle Road, Walsall, WS9 9BZ
Asking Price £270,000

Chris Foster & Daughter are pleased to offer for sale this superbly maintained and presented, three bedroom semi-detached house located in a much sought road within Walsall Wood. The light and airy spacious accommodation comprises in brief: entrance hall, lounge, dining kitchen, sun room, ground floor shower room, three bedrooms and family bathroom. Further benefits include double glazing and central heating (both where specified), generous rear garden and a block-paved driveway affording off road parking. Immediate viewing of this fantastic property is highly recommended in order to avoid genuine potential disappointment.

Council Tax Band - B
Local Authority - Walsall
EPC Rating - D

The Property Ombudsman

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109 Castle Road, Walsall



Lounge



Lounge



Dining Kitchen



Dining Kitchen



Dining Kitchen



Sun Room

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Ground Floor Shower Room



Bedroom One



Bedroom Two



Bedroom Three



Bathroom



Rear Garden

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Walsall Wood
Walsall Wood 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, Brownhills, Aldridge 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
The property is approached via a block-paved driveway affording off road parking and leading to door to:-

Entrance Hall
With stairs rising to the first floor, central heating radiator and door to:-

Lounge
4.11 max x 3.89 max into bay (13'5" max x 12'9" max into bay)
With central heating radiator, uPVC double glazed bay window to the front and door off to:-

Kitchen
5.09 x 3.13 (16'8" x 10'3")
Having a range of stylish eye and base level units with work surface over incorporating one and a half bowl single drainer sink unit, tiled splashbacks, tiled floor, uPVC double glazed window to the side, built-in cupboard and double doors to:-

Sun Room
3.73 x 2.11 (12'2" x 6'11")
With central heating radiator, two uPVC double glazed windows to teh rear, uPVC double glazed french doors to the rear and door to:-

Shower Room
Having shower cubicle with built-in shower, low flush w.c, wash hand basin, part tiled walls, tiled floor and frosted uPVC double glazed window to the side.

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

Bedroom One
3.37 max x 2.97 max into wardrobes (11'0" max x 9'8" max into wardrobes)
With central heating radiator, fitted wardrobes and uPVC double glazed window to the front

Bedroom Two
3.13 x 2.96 max into wardrobes (10'3" x 9'8" max into wardrobes)
With central heating radiator, fitted wardrobes and uPVC double glazed window to the rear.

Bedroom Three
2.41 x 2.03 (7'10" x 6'7")
With central heating radiator and uPVC double glazed window to the front.

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Bathroom
Having suite comprising bath, wash hand basin, low flush w.c, part tiled walls, heated towel rail and frosted uPVC double glazed window to the rear.

Rear Garden
Having a paved patio with step down to generous lawned garden beyond with shrub and tree borders. Timber shed.

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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All measurements are approximate and for display purposes only



