CHRIS FOSTER & Daughter

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47 Wellfield Road, Walsall, WS9 8JD
Offers In Excess Of £280,000

Chris Foster & Daughter are pleased to offer for sale this three bedroom semi-detached bungalow in a much sought after location within Aldridge. The generous accommodation, which would benefit from improvement throughout, comprises in brief: porch, hallway, lounge, kitchen, lean-to, garden w.c, three bedrooms and a shower room. Further benefits include double glazing and central heating (both where specified and untested), front and good sized rear garden, garage and a driveway. The property is available with no upward chain, however probate is ongoing. Immediate viewing is highly recommended.

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

The Property Ombudsman

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Chris Foster & Daughter Limited – Registered in England and Wales
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OnTheMarket.com

47 Wellfield Road, Walsall



Lounge



Kitchen



Bedroom One



Bedroom Two

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Bedroom Three



Shower Room



Rear Garden



Rear Garden

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Aldridge
Aldridge has the benefit of all main shopping facilities including a Morrison superstore in the centre of the village and is splendidly served with a range of good schools including Aldridge School, St Francis of Assisi Catholic Technology College and the highly regarded Queen Mary's Grammar school for boys and High school for girls available at Walsall.

Recreational facilities are provided at The Stick and Wicket Club at the Green with cricket, running, football and hockey whilst Aldridge Sailing Club can be found at the junction of Stubbers Green Lane and Barns Lane. The splendid Druids Heath Golf Club is located off Stonnall Road.

Regular public transport services run to many local areas, whilst junction 7 of the M6 motorway at Great Barr is within approximately 5 miles, which gives further access to the M5 and M42 whilst the M6 Toll Road is accessible at Brownhills (5 miles) thus giving easy access to all main centres, Birmingham Airport, International Rail Station and The National Exhibition Centre.

Frontage
Having a gravelled garden flanked by block-paved driveway leading to door to:-

Porch
With tiled floor and door to:-

Hallway
With central heating radiator and doors off to:-

Lounge
4.35 x 4.31 (14'3" x 14'1")
With central heating radiator and sealed unit double glazed window to the rear.

Bedroom One
3.57 max x 3.33 min (11'8" max x 10'11" min)
With central heating radiator and sealed unit double glazed window to the front.

Bedroom Two
3.65 x 2.79 (11'11" x 9'1")
With central heating radiator and sealed unit double glazed window to the front.

Bedroom Three
2.87 x 2.6 (9'4" x 8'6")
With central heating radiator and sealed unit double glazed window to the side.

Shower Room
With shower cubicle, low flush w.c, pedestal wash hand basin, central heating radiator, tiled walls and frosted sealed unit double glazed window to the side.

Kitchen
3.64 max x 3.06 min (11'11" max x 10'0" min)
With base level units with work surface over incorporating single drainer double sink unit, part tiled walls, two built-in cupboards, sealed unit double glazed windows to side and rear and door to:-

Lean-To
With doors to sides, garden w.c, windows to the side and rear and built-in storage cupboard

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Garage
4.85 x 2.52 (15'10" x 8'3")
With double doors to the front.

Rear Garden
Having a paved patio with steps down to good sized lawned garden beyond with shrub borders and enjoying a private and secluded aspect 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 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



