

# CHRIS FOSTER & Daughter

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## 80a Chester Road, Brownhills, WS8 6DU Offers Over £250,000

A deceptively spacious and well presented three storey, semi detached residence conveniently situated close to local amenities in this popular residential location.

Fully Enclosed Porch \* Reception Hall \* Through Lounge/Dining Room \* Luxury Fitted Kitchen \* Modern Ground Floor Bathroom \* Three Double Bedrooms \* Master with En Suite Shower Room \* Off Road Parking To Front \* Detached Double Garage To Rear \* Gas Central Heating System \* PVCu Double Glazing

Council Tax Band B  
Local Authority - Walsall



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Company Number: 11253248



# 80a Chester Road, Brownhills



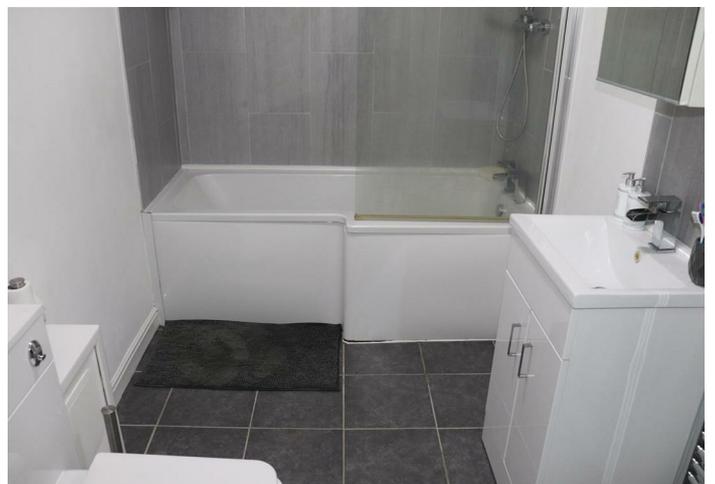
Through Lounge/Dining Room



Through Lounge/Dining Room



Luxury Fitted Kitchen



Modern Bathroom

# 80a Chester Road, Brownhills



Bedroom Two



En Suite Shower Room



Bedroom Three



Bedroom Three



Bedroom One

# 80a Chester Road, Brownhills



Bedroom One



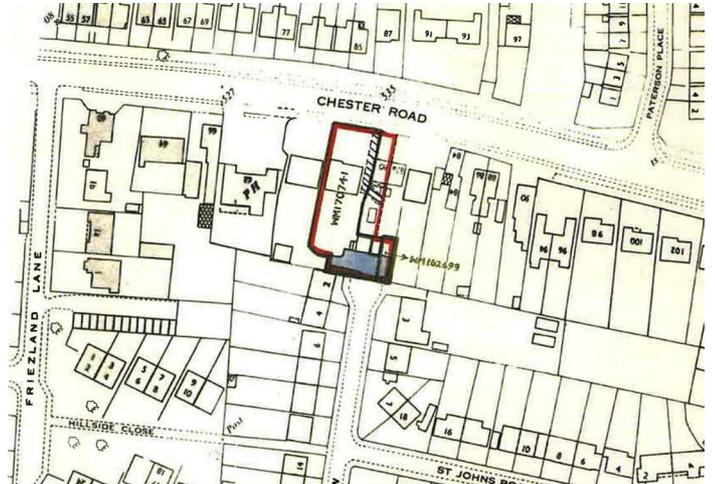
Gated Access To Front Of Property



Rear Garden/Elevation



Gated Rear Access/Parking



Plan showing Right of Way (striped area)

# 80a Chester Road, Brownhills

An internal inspection is essential to begin to fully appreciate this deceptively spacious and well presented three storey, three bedroomed, semi detached family residence that is conveniently situated in this popular residential location close to local amenities.

Brownhills High Street enjoys all main shopping facilities including a Tesco store together with regular and frequent public transport services to Walsall, Cannock and Lichfield.

The A5 trunk and M6 Toll Roads are within 2 miles giving further access to the M6, M5, M42 and M54 thus bringing all centres of the West Midlands conurbation within easy commuting distance.

A splendid range of schools for children of all ages is readily available including Shire Oak Academy, Brownhills School and St Francis of Assisi Catholic Technology College at Aldridge.

The accommodation that enjoys the benefit of a gas central heating system and PVCu double glazing briefly comprises the following:

## **FULLY ENCLOSED PORCH**

PVCu double glazed door and windows to front elevation, tiled floor and ceiling spotlight.

## **RECEPTION HALL**

PVCu double glazed entrance door, central heating radiator, ceiling light point and laminate floor covering.

## **IMPRESSIVE THROUGH LOUNGE/DINING ROOM**

6.73m x 4.47m max (22'1 x 14'8 max)

PVCu double glazed bow window to front elevation, laminate flooring, two ceiling light points, two central heating radiators, modern wall mounted electric fire and under stairs storage cupboard off.

## **LUXURY FITTED KITCHEN**

3.53m x 2.69m (11'7 x 8'10)

PVCu double glazed window to rear elevation, range of luxury fitted white high gloss wall, base units and drawers, working surfaces with inset stainless steel single drainer sink having mixer tap over, tiled splash backs, space and plumbing for automatic washing machine, space for fridge/freezer, built in electric double oven and hob with extractor canopy over, ceiling spotlights, skirting level heater, laminate floor covering and door leading to:

## **REAR LOBBY**

PVCu double glazed door leads to the rear gardens, tiled floor and ceiling light point.

## **MODERN GROUND FLOOR BATHROOM**

having 'P' shaped bath having overhead and hand held shower attachments, vanity wash hand basin with storage cupboard below, WC, chrome heated towel rail, complementary splash back tiling, tiled walls, ceiling light point and extractor fan.

## **FIRST FLOOR LANDING**

PVCu double glazed window to side elevation, central heating radiator and two ceiling light points.

## **BEDROOM TWO**

3.61m x 3.25m (11'10 x 10'8)

two PVCu double glazed windows to rear elevation, central heating radiator, ceiling light point and laminate floor covering.

# 80a Chester Road, Brownhills

## EN SUITE SHOWER ROOM

shower enclosure with electric shower fitted, vanity wash hand basin, WC, splash back tiling, chrome heated towel rail, ceiling light point and extractor fan.

## BEDROOM THREE

3.45m x 2.54m (11'4 x 8'4)

PVCu double glazed window to front elevation, central heating radiator, ceiling light point and laminate floor covering.

## SECOND FLOOR LANDING

with ceiling light point.

## BEDROOM ONE

4.04m x 3.51m (13'3 x 11'6)

PVCu double glazed window to rear elevation, ceiling light point, central heating radiator, laminate floor covering and storage cupboard off.

## OUTSIDE

### FORE GARDEN

having block paved frontage providing off road parking and outside light.

### ENCLOSED REAR GARDEN

patio area, lawn, shrubs, pathway and gated access giving right of way to the front of the property.

### DETACHED DOUBLE GARAGE TO REAR

5.33m x 4.27m (17'6 x 14'0)

with up and over door.

### ADDITIONAL AREA TO REAR

having gated access from Wrekin View and providing further off road parking.

## GENERAL INFORMATION

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.

# 80a Chester Road, Brownhills



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		57	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	