

# CHRIS FOSTER & Daughter

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## 20 Belvidere Road, Walsall, WS1 3AU Guide Price £520,000

A stunning detached character residence offering superbly appointed and particularly spacious family accommodation occupying an excellent position in this highly sought after conservation area and within easy reach of local amenities.

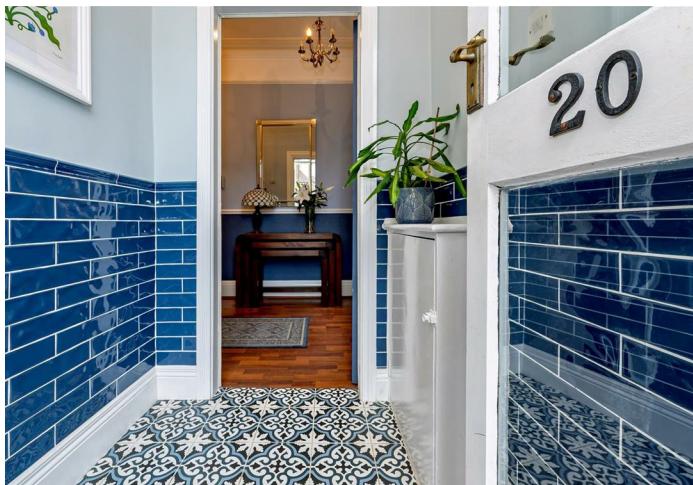
\* Vestibule \* Reception Hall \* Impressive Lounge \* Superb Fitted Dining/Kitchen \* Utility \* Sitting Room \* Study \* Ground Floor Shower Room \* Four Good Sized Bedrooms \* Family Bathroom \* Off Road Parking \* Gas Central Heating System \* Partial Double Glazing

Council Tax Band F  
Local Authority - Walsall



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Chris Foster & Daughter Limited – Registered in England and Wales  
Company Number: 11253248

# 20 Belvidere Road, Walsall



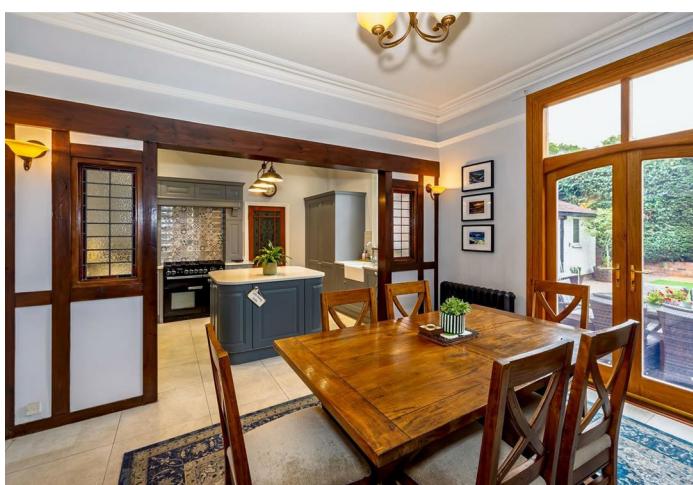
Vestibule



Reception Hall



Impressive Lounge



Superb Dining/Kitchen

# 20 Belvidere Road, Walsall



Superb Dining/Kitchen



Sitting Room

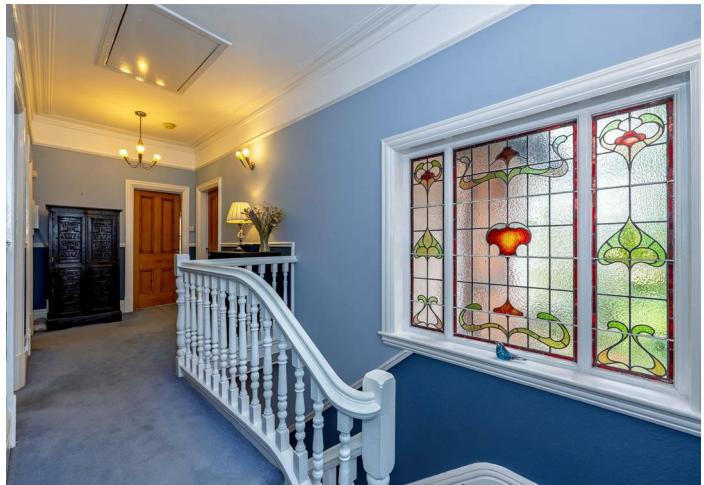


Study

# 20 Belvidere Road, Walsall



Ground Floor Shower Room



First Floor Landing



Bedroom One



Bedroom Two



Bedroom Three

# 20 Belvidere Road, Walsall



Bedroom Three



Bedroom Four



Family Bathroom



Rear Elevation



Rear Garden

# 20 Belvidere Road, Walsall

An internal inspection is essential to begin to fully appreciate this stunning character detached family residence that offers superbly appointed and particularly spacious accommodation throughout. The property occupies an excellent position in this highly sought after conservation area and within easy reach of local amenities including Walsall town centre.

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.

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

## **VESTIBULE**

with double opening glass panelled doors to front elevation, tiled floor, ornate ceiling coving and ceiling light point.

## **SPACIOUS RECEPTION HALL**

window to side elevation, three ceiling light points, laminate floor covering, ornate ceiling coving, door to side, central heating radiator and deep under stairs storage cupboard off.

## **IMPRESSIVE LOUNGE**

5.46m x 4.24m (17'11 x 13'11)

having part double glazed bay window to front elevation, feature Inglenook fireplace with two stained glass windows, ornate ceiling coving, ceiling light point, two central heating radiators, dado rail and picture rail.

## **SUPERB OPEN PLAN DINING/KITCHEN**

7.11m x 4.24m (23'4 x 13'11)

window and double opening double glazed French doors leading to the rear elevation range of bespoke wall, base units and drawers, working surfaces with inset "Belfast style" sink having mixer tap over, space for Rangemaster cooker, integrated fridge/freezer, central island with further units below, fitted display cabinet and matching dresser, tiled floor, two ceiling light points and additional inset ceiling spotlights, feature fireplace with wood burning stove and ornate ceiling coving to the dining area.

## **INNER LOBBY**

window to front elevation, tiled floor, ceiling light point, part tiled walls, fitted storage unit housing the central heating boiler and access to:

## **UTILITY**

1.93m x 0.94m (6'4 x 3'1)

double glazed window to side elevation, space and plumbing for washing machine, space for tumble dryer, central heating radiator and ceiling light point.

# 20 Belvidere Road, Walsall

## SITTING ROOM

5.11m x 3.45m (16'9 x 11'4)

double glazed window to side elevation, double glazed double opening doors lead to the rear gardens, two ceiling light points and central heating radiator.

## REAR LOBBY

## STUDY

3.25m x 2.41m (10'8 x 7'11)

stable style door leading to the rear gardens, double glazed window to the rear and side elevations, central heating radiator, ceiling light point and laminate floor covering.

## GROUND FLOOR SHOWER ROOM

with shower enclosure, pedestal wash hand basin, WC, chrome heated towel rail, tiled walls and floor, inset ceiling spotlights and frosted double glazed window to side elevation.

## FIRST FLOOR LANDING

feature stained glass leaded window to front elevation, ornate ceiling coving, loft access, central heating radiator, ceiling light point, two wall light points, dado rail and picture rail.

## BEDROOM ONE

4.50m x 4.24m (14'9 x 13'11)

double glazed bow window to front elevation, ornamental cast iron fireplace, central heating radiator, ornate ceiling coving and ceiling light point.

## BEDROOM TWO

4.19m x 3.96m (13'9 x 13'0)

sash window to rear elevation, ornamental cast iron fireplace, ceiling light point, central heating radiator and ceiling coving.

## BEDROOM THREE

4.27m x 3.02m (14'0 x 9'11)

sash window to rear elevation, ornamental cast iron fireplace, ceiling light point and central heating radiator.

## BEDROOM FOUR

3.07m x 2.95m (10'1 x 9'8)

double glazed window to rear elevation, central heating radiator and ceiling light point.

## FAMILY BATHROOM

two frosted windows to side elevation, feature stained glass circular window to front elevation, panelled bath with shower over, WC, twin vanity wash hand basins, Victorian style central heating radiator, inset ceiling spotlights, two wall light points, tiled floor and extractor fan.

## OUTSIDE

## FORE GARDEN

having driveway providing off road parking, well stocked borders, trees and shrubs, gated side access leads to:

## LANDSCAPED REAR GARDEN

block paved patio, artificial lawn, side borders, feature decking area to rear, outside tap, security light and garden shed.

## GENERAL INFORMATION

## **20 Belvidere Road, Walsall**

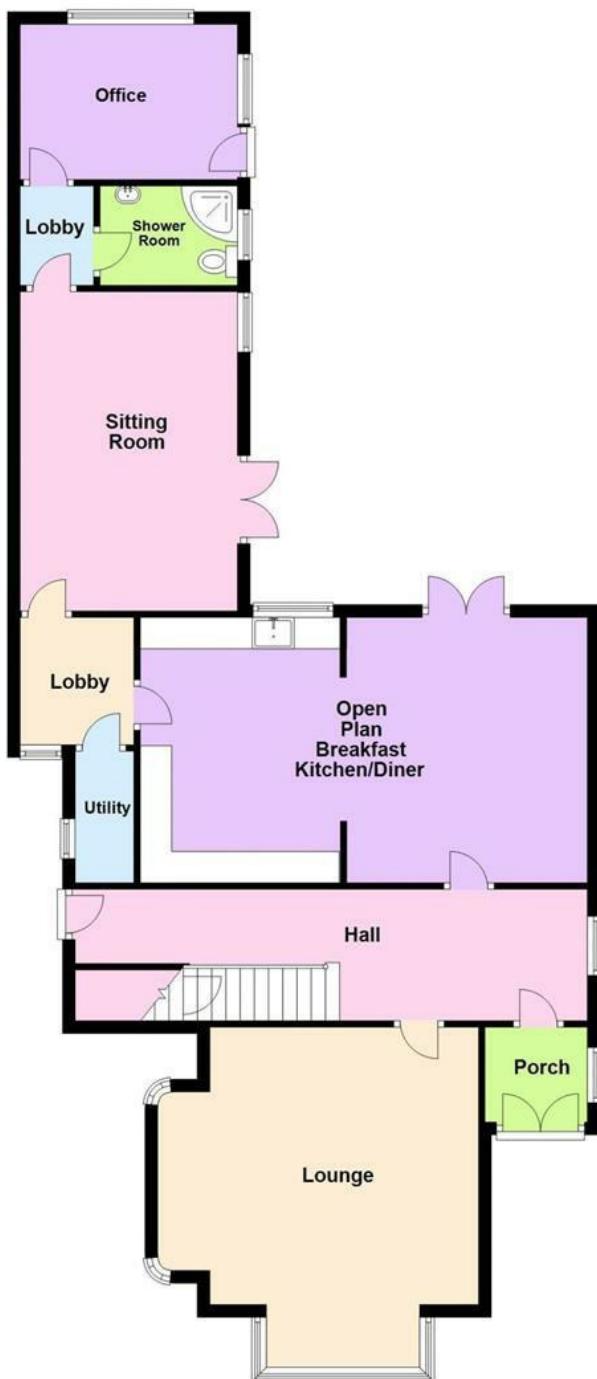
We understand the property is Freehold with vacant possession upon completion.

**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.

# 20 Belvidere Road, Walsall

Ground Floor



First Floor



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