

# CHRIS FOSTER & Daughter

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## 63 Princes Avenue, Walsall, WS1 2DG Guide Price £360,000

A particularly spacious extended traditional style semi detached residence occupying an excellent position in this sought after residential location within easy reach of local amenities.

\* Fully Enclosed Porch \* Reception Hall \* Extended Lounge \* Dining Room \* Extended Breakfast/Kitchen \* Utility \* Guest Cloakroom \* 3 Bedrooms \* Bathroom \* Garage and Off Road Parking \* Gas Central Heating \* Partial Double Glazing \* No Upward Chain

Council Tax Band C  
Local Authority - Walsall



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Company Number: 11253248



# 63 Princes Avenue, Walsall



Reception Hall



Lounge



Lounge



Dining Room



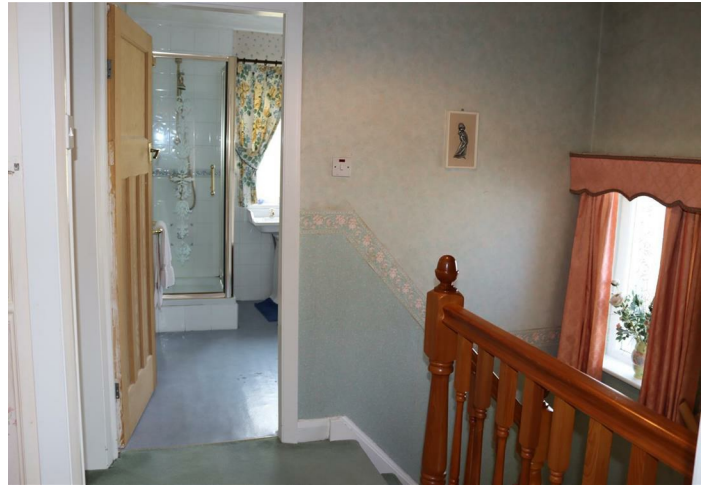
# 63 Princes Avenue, Walsall



Fitted Breakfast/Kitchen



Utility



First Floor Landing



Bedroom One



# 63 Princes Avenue, Walsall



Bedroom Two



Bedroom Three



Bathroom



Rear Garden

# 63 Princes Avenue, Walsall

An internal inspection is highly recommended to begin to fully appreciate this particularly spacious extended traditional style semi detached residence that occupies an excellent position in this sought after residential location 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:

## **FULLY ENCLOSED PORCH**

PVCu double glazed door to front elevation and tiled floor.

## **RECEPTION HALL**

entrance door with leaded stained glass panels, central heating radiator and ceiling light point.

## **GUEST CLOAKROOM**

frosted window to side elevation, wc, wash hand basin, wall light point and extractor fan.

## **EXTENDED LOUNGE**

6.48m x 3.35m (21'3 x 11')

bow window to rear elevation, feature fireplace with gas coal effect fire fitted, two wall light points and two central heating radiators.

## **DINING ROOM**

4.37m x 3.66m (14'4 x 12')

double glazed bay window to front elevation with stained glass panels, feature fireplace, ceiling light point, two wall light points and central heating radiator.

## **EXTENDED BREAKFAST/KITCHEN**

### **FITTED KITCHEN**

5.46m x 2.44m (17'11 x 8')

window to rear elevation, range of fitted wall, base units and drawers, working surfaces with tiled surround and inset stainless steel single drainer sink having mixer tap over, breakfast bar, space for cooker and fridge/freezer, two ceiling light points, central heating radiator and being open plan to:

### **BREAKFAST ROOM**

2.67m x 2.29m (8'9 x 7'6)

ceiling light point and access to the garage.

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## UTILITY

2.51m x 2.31m (8'3 x 7'7)

door and window to rear elevation, fitted wall and base units, working surface with inset stainless steel single drainer sink having mixer tap over, space for washing machine, tumble drier and dishwasher, ceiling light point and recently installed 'Vaillant' central heating boiler.

## FIRST FLOOR LANDING

frosted window to side elevation, ceiling light point and loft access.

## BEDROOM ONE

4.65m x 3.35m (15'3 x 11')

double glazed bay window to front elevation with stained glass panels, range of fitted wardrobes, central heating radiator and ceiling light point.

## BEDROOM TWO

3.73m x 3.35m (12'3 x 11')

window to rear elevation, fitted wardrobes, central heating radiator and ceiling light point.

## BEDROOM THREE

2.44m x 2.44m (8' x 8')

double glazed window to front elevation with stained glass panels, central heating radiator and ceiling light point.

## BATHROOM

2.74m x 2.44m (9' x 8')

frosted windows to rear and side elevations, panelled bath, separate shower enclosure, pedestal wash hand basin, wc, central heating radiator/towel rail and ceiling light point.

## SIDE GARAGE

4.95m x 2.51m (16'3 x 8'3)

up and over door to front elevation and ceiling light point.

## FORE GARDEN

block paved driveway and shrubs.

## REAR GARDEN

paved patio area, shaped lawn with mature well stocked borders, trees and shrubs.

## GENERAL INFORMATION

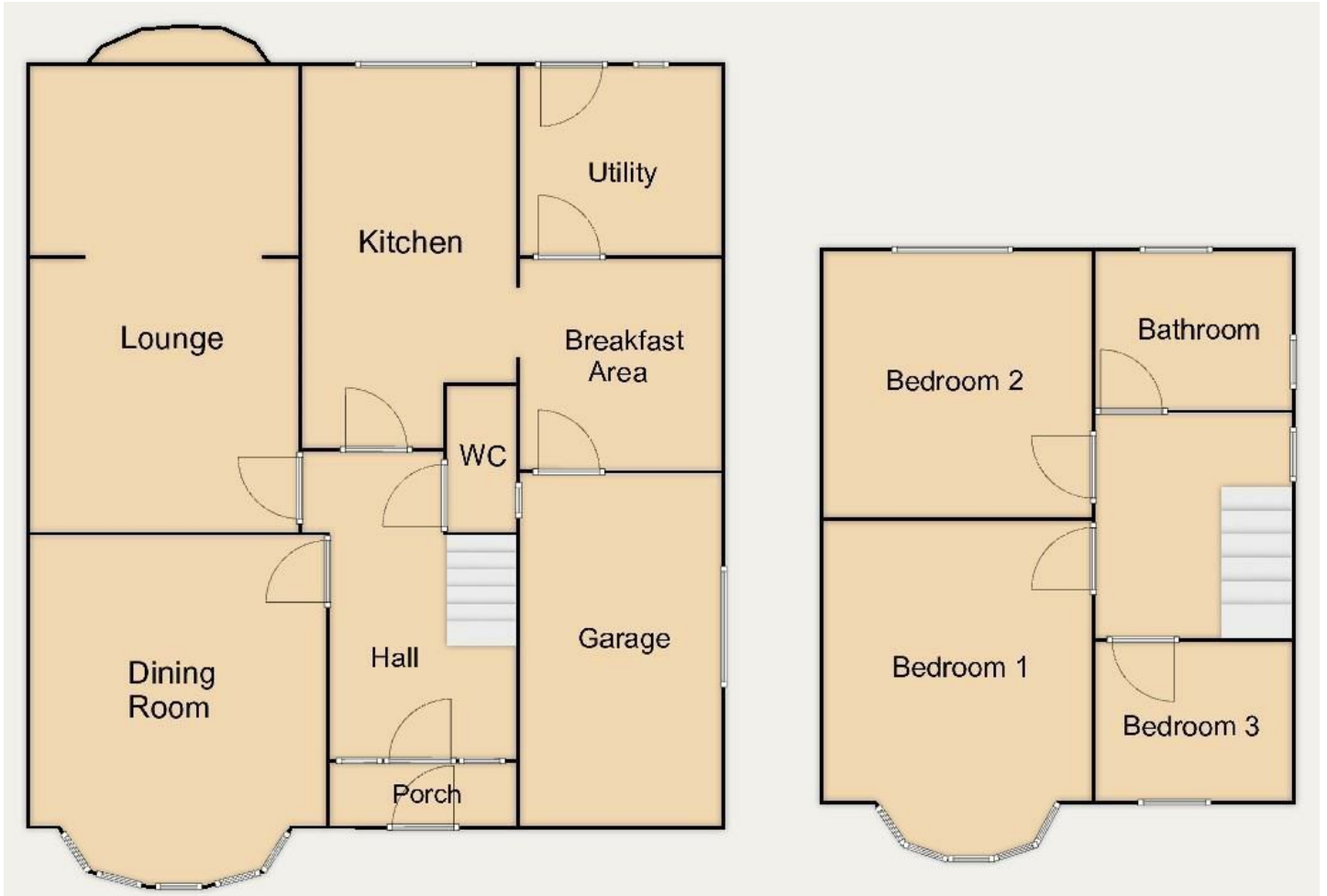
We understand the property is Freehold with vacant possession upon completion.


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.

# 63 Princes Avenue, Walsall



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

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