

CHRIS FOSTER & Daughter

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6a The Croft, Walsall, WS5 3DE Guide Price £430,000

A superbly appointed and particularly spacious detached bungalow residence occupying a generous sized plot of approximately one third of an acre at the head of a quiet cul-de-sac in this sought after residential location close to local amenities.

* Fully Enclosed Porch * Reception Hall * Guest Cloakroom * Impressive Lounge/Dining Room
* Conservatory * Luxury Fitted Breakfast/Kitchen * Two Double Bedrooms * Luxury Shower Room * Utility/Outside Store * Side Garage & Ample Off Road Parking * Gas Central Heating System * PVCu Double Glazing

Council Tax Band D
Local Authority - Walsall



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Company Number: 11253248



6a The Croft, Walsall



Reception Hall



Impressive Lounge/Dining Room



Conservatory



Luxury Breakfast/Kitchen

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Luxury Breakfast/Kitchen



Luxury Breakfast/Kitchen



Guest Cloakroom



Bedroom One

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Bedroom One



Bedroom Two



Bedroom Two



Luxury Shower Room



Rear Garden

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Rear Elevation



Front Garden



Front Elevation

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An internal inspection is essential to begin to fully appreciate this superbly appointed and particularly spacious detached bungalow residence that occupies a generous sized plot of approximately one third of an acre at the head of this quiet cul-de-sac in a sought after residential location close to local amenities.

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 PVCu double glazing briefly comprises the following:

FULLY ENCLOSED PORCH

PVCu double glazed door to front elevation and quarry tiled floor.

RECEPTION HALL

PVCu double glazed entrance door, loft access, central heating radiator and ceiling light point.

GUEST CLOAKROOM

having WC, wash hand basin, ceiling light point and extractor fan.

IMPRESSIVE LOUNGE/DINING ROOM

5.94m x 4.72m (19'6 x 15'6)

feature fireplace with gas coal effect fire fitted, two ceiling light points, central heating radiator and PVCu double glazed sliding patio doors leading to:

CONSERVATORY

3.89m x 2.67m (12'9 x 8'9)

PVCu double glazed patio doors and windows to the rear elevation, tiled floor and ceiling light/fan.

LUXURY FITTED BREAKFAST/KITCHEN

6.12m x 3.58m (20'1 x 11'9)

PVCu double glazed door and windows to the rear elevation, two PVCu double glazed windows to the side, range of luxury fitted wall, base units and drawers, working surfaces with tiled surround and inset stainless steel single drainer sink having mixer tap over, built in electric double oven with gas hob and extractor canopy over, integrated dishwasher, recess for fridge/freezer, ceiling light point, additional ceiling spotlights, two central heating radiators, tiled floor, space and plumbing for automatic washing machine.

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BEDROOM ONE

4.11m x 3.43m (13'6 x 11'3)

PVCu double glazed window to front elevation, range of fitted wardrobes and matching drawers, central heating radiator and ceiling light point.

BEDROOM TWO

4.57m x 3.15m (15'0 x 10'4)

PVCu double glazed window to front elevation, fitted wardrobes and dressing table, central heating radiator and ceiling light point.

LUXURY SHOWER ROOM

two electrically operated sky light windows, walk in shower enclosure, vanity wash hand basin with storage drawers below, WC, tiled walls, modern vertical central heating radiator, ceiling light point and extractor fan.

OUTSIDE

UTILIRY/STORE

2.87m x 2.82m (9'5 x 9'3)

PVCu double glazed door and window to the rear, PVCu double glazed window to side, ceiling light point, wall mounted "Worcester" central heating boiler and access to the garage.

SIDE GARAGE

6.60m x 2.87m (21'8 x 9'5)

with electric roller door, central heating radiator, ceiling light point and sink.

FORE GARDEN

having block paved drive and pathway, ample off road parking, lawned areas with attractive borders, shrubs, outside lighting and gated side access leads to:

GOOD SIZED REAR GARDEN

having paved patio area, outside tap and lighting, ornamental pond, lawn with mature well stocked borders, trees and shrubs, useful shed and additional paved/gravelled area with further pond 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. 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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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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	