

# CHRIS FOSTER & Daughter

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## 5 Emery Close, Walsall, WS1 3AL Guide Price £255,000

An extended 3 bedroom semi detached residence that is in need of general modernisation, situated in a quiet cul-de-sac within easy reach of local amenities.

\* Fully Enclosed Porch \* Reception Hall \* Extended 'L' Shaped Lounge/Dining Room \* Fitted Kitchen \* 3 Bedrooms \* Bathroom \* Integral Garage \* Ample Off Road Parking \* Gas Central Heating \* Double Glazing \* No Upward Chain

Council Tax Band C  
Local Authority - Walsall



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Company Number: 11253248





## 5 Emery Close, Walsall



Extended Lounge/Dining Room



Extended Lounge/Dining Room



Fitted Kitchen



Reception Hall



## 5 Emery Close, Walsall



Bedroom One



Bedroom Two



Bedroom Three



Bathroom



Bathroom



Rear Garden

# 5 Emery Close, Walsall

An internal inspection is highly recommended to begin to fully appreciate the full potential offered by this extended 3 bedroom semi detached residence that is situated in a quiet cul-de-sac within easy reach of 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 double glazing, briefly comprises the following:

## **FULLY ENCLOSED PORCH**

PVCu double glazed sliding patio door to front elevation, tiled floor and wall light point.

## **ENTRANCE HALL**

frosted glass panelled entrance door, central heating radiator, ceiling light point, under stairs storage and cloaks cupboard off.

## **EXTENDED 'L' SHAPED LOUNGE/DINING ROOM**

8.53m x 5.56m (max) (28 x 18'3 (max))

double glazed sliding patio door leading to the rear garden, double glazed windows to rear and side elevations, feature fireplace with gas fire fitted, two central heating radiators and four wall light points.

## **FITTED KITCHEN**

3.28m x 2.39m (10'9 x 7'10)

double glazed window to side elevation, range of fitted wall, base units and drawers, working surfaces with inset stainless steel single drainer sink having mixer tap over and tiled surround, space for cooker and slimline dishwasher, central heating radiator, fluorescent strip light and tiled floor.

## **FIRST FLOOR LANDING**

ceiling light point.

## **BEDROOM ONE**

4.19m x 2.77m (13'9 x 9'1)

PVCu double glazed window to rear elevation, fitted wardrobes and additional built in wardrobe, central heating radiator and ceiling light point.

## **BEDROOM TWO**

3.51m x 2.82m (11'6 x 9'3)

PVCu double glazed window to rear elevation, built in wardrobe, central heating radiator and ceiling light point.

# 5 Emery Close, Walsall

## BEDROOM THREE

3.51m x 1.83m (11'6 x 6'0)

PVCu double glazed window to front elevation, central heating radiator, ceiling light point and built in storage cupboard.

## BATHROOM

PVCu double glazed frosted window to side elevation, panelled bath with shower over, vanity wash hand basin with storage cupboard below, wc, central heating radiator, ceiling light point, tiled walls and airing cupboard off.

## OUTSIDE

### INTEGRAL GARAGE

5.94m x 2.44m (19'6 x 8'00)

electric roller door, PVCu double glazed door to side, wall mounted 'Ideal' central heating boiler, plumbing for washing machine, light and power.

### FORE GARDEN

large block paved frontage providing ample off road parking and gated side access leading to:

### REAR GARDEN

paved patio, shaped lawn with well stocked borders and useful shed.

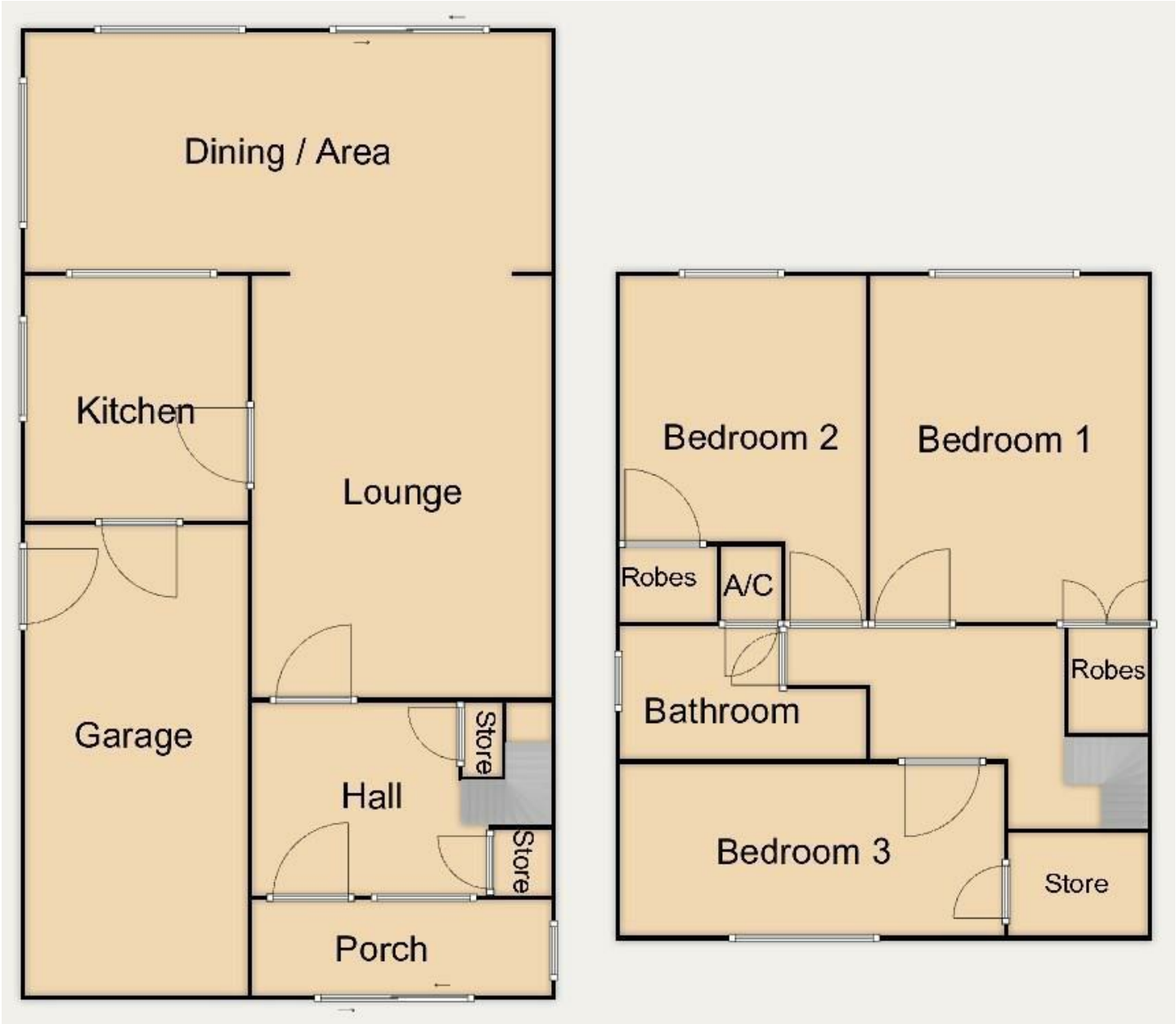
## GENERAL INFORMATION

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 <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