

# CHRIS FOSTER & Daughter

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## 59 Fullelove Road, Brownhills, WS8 6BW Guide Price £195,000

A well presented two bedroom semi detached residence occupying a corner plot in this convenient residential location close to local amenities.

\* Ideal First Purchase \* Fully Enclosed Porch \* Reception Hall \* Through Lounge/Dining Room  
\* Modern Fitted Kitchen \* Two Bedrooms \* Modern Shower Room \* Ample Off Road Parking \*  
Gas Central Heating System \* PVCu Double Glazing \* No Upward Chain

Council Tax Band B  
Local Authority - Walsall



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

# 59 Fullelove Road, Brownhills



Through Lounge/Dining Room



Modern Fitted Kitchen



Bedroom One

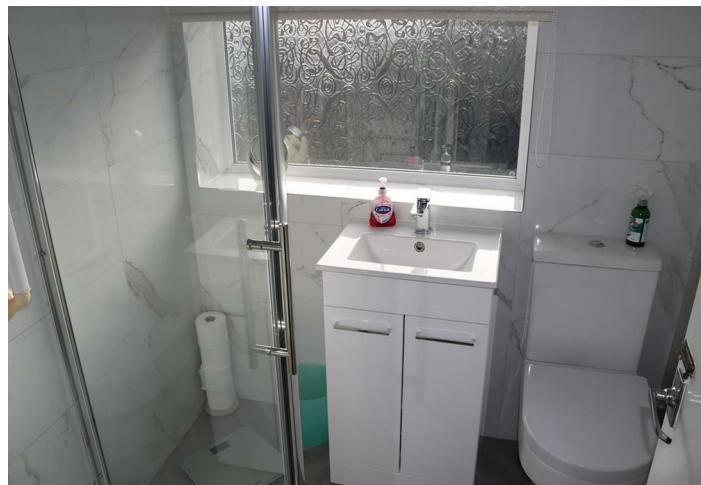


Bedroom One

# 59 Fullelove Road, Brownhills



Bedroom Two



Modern Shower Room



Rear Garden



Side Garden



Front Elevation

# 59 Fulleove Road, Brownhills

An internal inspection is highly recommended to begin to fully appreciate this well presented two bedroom semi detached residence that occupies a corner position in this convenient residential location within easy reach of 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, double opening doors and windows to front elevation, tiled floor and wall light point.

## **RECEPTION HALL**

PVCu double glazed entrance door, PVCu double glazed frosted window to side, gas wall heater, additional central heating radiator, ceiling light point and understairs recess.

## **THROUGH LOUNGE/DINING ROOM**

6.07m x 3.45m (19'11 x 11'4)

PVCu double glazed windows to the front and rear elevations, feature fireplace with gas fire fitted, ceiling light point and two wall light points.

## **MODERN FITTED KITCHEN**

3.30m x 2.29m (10'10 x 7'6)

PVCu double glazed window to rear elevation, range of fitted wall, base units and drawers, working surfaces with inset single drainer sink having mixer tap over, tiled surrounds, built in electric oven and hob with extractor canopy over, space for washing machine and fridge/freezer, wall mounted "Vaillant" central heating boiler, tiled floor, ceiling light point and useful pantry off.

## **REAR PORCH**

PVCu double glazed door and window to rear and tiled floor.

## **FIRST FLOOR LANDING**

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

## **BEDROOM ONE**

4.45m x 2.74m (14'7 x 9'0)

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

## **BEDROOM TWO**

3.51m x 3.28m (11'6 x 10'9)

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

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## MODERN SHOWER ROOM

PVCu double glazed frosted window to rear elevation, shower enclosure with electric "Triton" shower fitted, vanity wash hand basin with storage cupboard below, WC, tiled walls, ceiling light point and central heating radiator.

## OUTSIDE

### FORE GARDEN

having gravelled frontage providing ample off road parking, with double opening gated access and side access leading to:

### FORE/SIDE GARDEN

concrete and paved patio, brick built storage shed, lawns to side and rear, side borders and shrubs, outside tap and security light.

## 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.

# 59 Fullelove Road, Brownhills



## 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	