

CHRIS FOSTER & Daughter

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26 Appledore Road, Orchard Hills, Walsall, WS5 3DT Guide Price £329,950

A superbly appointed extended semi detached bungalow that has been refurbished to particularly high standard throughout, occupying an excellent position in this sought after location within easy reach of local amenities.

* Reception Hall * Lounge/Dining Room * Luxury fitted Breakfast/Kitchen * Utility * 2 Bedrooms * Luxury Bathroom * Off Road Parking * Gas Central Heating * PVCu Double Glazing * No Upward Chain

Council Tax Band C
Local Authority - Walsall



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



26 Appledore Road, Walsall



Reception Hall



Lounge/Dining Room



Lounge/Dining Room



Luxury Kitchen

26 Appledore Road, Walsall



Luxury Kitchen



Utility



Bedroom One



Bedroom Two



Luxury Bathroom



26 Appledore Road, Walsall



Rear Garden



Rear Elevation

26 Appledore Road, Walsall

An internal inspection is highly recommended to begin to fully appreciate this superbly appointed and extended semi detached bungalow that has been refurbished to particularly high standard throughout. The property occupies an excellent position in this sought after location within easy reach of local amenities including Walsall Arboretum and 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 PVCu double glazing briefly comprises the following:

RECEPTION HALL

composite entrance door, laminate floor covering, loft access, radiator and ceiling spotlights.

LOUNGE/DINING ROOM

5.56m x 3.66m (18'3 x 12')

PVCu double glazed double opening doors leading to the rear gardens, laminate floor covering, two ceiling light points and radiator.

LUXURY FITTED BREAKFAST/KITCHEN

3.96m x 2.34m (13' x 7'8)

PVCu double glazed door and window to rear, additional sky light, tiled floor, radiator, ceiling spotlights, range of luxury fitted wall, base units and drawers, working surfaces with matching upstands and inset stainless steel one and half sink unit having mixer tap over, built in electric oven and hob with stainless steel extractor canopy over, breakfast bar, integrated dishwasher and fridge/freezer.

UTILITY

1.60m x 1.45m max (5'3 x 4'9 max)

working surface with space and plumbing below for washing machine, fitted double wall unit, tiled floor and ceiling light point.

BEDROOM ONE

3.63m x 2.97m (11'11 x 9'9)

PVCu double glazed window to front, ceiling light point and radiator.

BEDROOM TWO

2.97m x 2.49m (9'9 x 8'2)

PVCu double glazed window to front, ceiling light point and radiator.

26 Appledore Road, Walsall

LUXURY BATHROOM

2.72m x 1.60m (8'11 x 5'3)

PVCu double glazed window to side, panelled bath, separate shower enclosure, vanity wash hand basin with storage cupboard below, wc, ceiling spotlights, tiled floor, extractor fan and chrome heated towel rail.

OUTSIDE

FORE GARDEN

double width block paved driveway providing off road parking, lawn, outside lighting and gated side access leads to:

REAR GARDEN

paved patio area, outside tap, lighting and power supply, lawn shrubs and trees and timber fencing.

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

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | | |
| England & Wales | EU Directive 2002/91/EC | | |