

CHRIS FOSTER & Daughter

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20 Crabtree Road, Walsall, WS1 2RY Guide Price £500,000

An extremely spacious executive style Detached family residence occupying a quiet Cul-De-Sac position on this sought after development.

* Canopy Porch * Reception Hall * Guest Cloak Room * Lounge * Separate Sitting/Dining Room * Fitted Dining/Kitchen/Family Room * Utility * Four Double Bedrooms - Master with En Suite Shower Room * Family Bathroom * Double Garage * Gas Central Heating System * PVCu Double Glazing *

Council Tax band F
Local Authority - Walsall



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



20 Crabtree Road, Walsall



Lounge



Dining/Sitting Room



Fitted Dining/Kitchen/Family Room



Guest Cloakroom

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Master Bedroom



En Suite Shower Room



Bedroom Two



Bedroom Three



Bedroom Four

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Family Bathroom



Rear Garden

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An internal inspection is essential to begin to fully appreciate this particularly spacious executive style Detached family residence occupying a quiet Cul-De-Sac position on this sought after development 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 fired central heating system and PVCu double glazing briefly comprises of the following:

CANOPY PORCH

with external light and leading to:

RECEPTION HALL

having double glazed entrance door, laminate floor covering, two ceiling light points, central heating radiator, central heating thermostat and ceiling coving.

GUEST CLOAK ROOM & WC

having pedestal wash hand basin with tiled splash back, laminate floor covering, central heating radiator, ceiling light point and extractor fan.

LOUNGE

5.82m x 3.66m (19'1 x 12'0)

having double opening doors leading from the reception hall, PVCu double glazed bay window to front elevation, feature fireplace with gas coal effect fire fitted, two ceiling light points, two central heating radiators, ceiling coving and double opening doors leading to:

DINING/SITTING ROOM

3.28m x 3.07m (10'9 x 10'1)

having PVCu double glazed French doors leading to the rear gardens, central heating radiator, ceiling light point and ceiling coving.

MODERN FITTED DINING/KITCHEN/FAMILY ROOM

DINING AREA

4.27m x 2.79m (14'0 x 9'2)

having PVCu double glazed French doors and windows to the rear, laminate floor covering, two ceiling light points, two central heating radiators and being open plan to:

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KITCHEN AREA

4.62m x 3.28m (15'2 x 10'9)

having PVCu double glazed window to rear elevation, laminate floor covering, inset ceiling spotlights, range of fitted wall, base units and drawers, working surfaces with tiled surround and inset single drainer sink having mixer tap over, built in "Indesit" electric oven and grill, gas hob with extractor canopy over, space and plumbing for dishwasher and integrated fridge and freezer.

UTILITY

3.00m x 1.63m (9'10 x 5'4)

having double glazed door to side, laminate floor covering, ceiling light point, extractor fan, working surface with tiled splash back and inset single drainer sink with mixer tap over, base unit below, space and plumbing for automatic washing machine, central heating radiator, wall mounted "Ideal" central heating boiler and storage cupboard off.

GALLERY LANDING

having ceiling light point, central heating radiator, loft access and airing cupboard off.

MASTER BEDROOM

4.57m x 4.29m (15'0 x 14'1)

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

EN SUITE SHOWER ROOM

having PVCu double glazed frosted window to front elevation, tiled shower enclosure, WC, pedestal wash hand basin, tiled floor, central heating radiator, electric shaver socket, ceiling light point and extractor fan.

BEDROOM TWO

4.27m x 3.66m (14'0 x 12'0)

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

BEDROOM THREE

3.66m x 3.66m (12'0 x 12'0)

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

BEDROOM FOUR

3.76m x 2.82m (12'4 x 9'3)

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

FAMILY BATHROOM

having PVCu double glazed frosted window to rear elevation, panelled bath with tiled surround, separate double tiled shower enclosure, WC, pedestal wash hand basin, tiled floor, central heating radiator, ceiling light point and extractor fan.

OUTSIDE - DOUBLE GARAGE

5.41m x 4.80m (17'9 x 15'9)

having electric up and over door and two light points.

FORE GARDEN

having Tarmac driveway, lawn with inset and side floral displays and gated side access leading to:

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REAR GARDEN

having paved patio area, lawn, side borders 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.

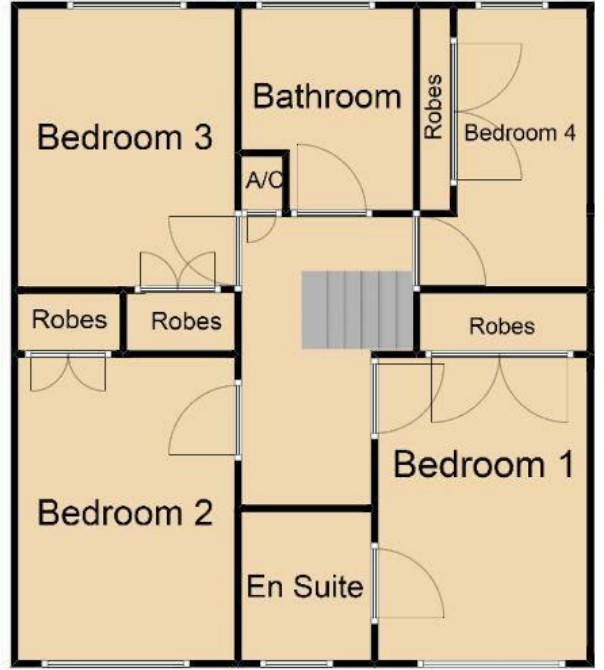
FIXTURES AND FITTINGS All items specified in these sales particulars pass with the property. The Property Misdescriptions Act 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose.

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
(81-91) B			
(69-80) C			
(55-68) D		66	
(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			77
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	