

CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

View all our properties at: www.chrisfoster.co.uk



19 Manorhouse Close, Walsall, WS1 4PB Offers Over £100,000

A Modern second floor Apartment conveniently situated within easy reach of local amenities.

* Reception Hall * Inner Hallway * Open Plan Living Space/Fitted Kitchen * Two Bedrooms * Bathroom * Allocated Car Parking * Communal Grounds * Gas Central Heating System * PVCu Double Glazing * Security Intercom System

Council Tax Band B
Local Authority - Walsall



6-8 Beacon Buildings, Leighswood Road, Aldridge, WS9 8AA

Tele: 01922 45 44 04 E-mail: enquiries@chrisfoster.co.uk

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



19 Manorhouse Close, Walsall



Open Plan Living Space/Fitted Kitchen



Open Plan Living Space/Fitted Kitchen



Bedroom One

19 Manorhouse Close, Walsall



Bedroom One



Bedroom Two



Bathroom

19 Manorhouse Close, Walsall

An internal inspection is highly recommended to begin to fully appreciate this Modern second floor Apartment conveniently situated 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 gas central heating and PVCu double glazing briefly comprises of the following:

RECEPTION HALL

having entrance door, ceiling light point and central heating radiator.

INNER HALLWAY

with ceiling light point, central heating radiator, security intercom to main entrance, loft access and storage cupboard off.

OPEN PLAN LIVING SPACE/FITTED KITCHEN

5.13m x 4.75m (16'10 x 15'7)

having PVCu double glazed window and double opening doors leading to Juliet balcony, two central heating radiators, three ceiling light points, range of fitted wall, base units and drawers, working surfaces with matching upstands, inset stainless steel single drainer sink having mixer tap over, built in electric oven, gas hob with stainless steel extractor canopy over, space and plumbing for automatic washing machine, space for fridge/freezer and wall mounted " Glow Worm" central heating boiler housed in matching unit.

BEDROOM ONE

4.42m x 3.05m (14'6 x 10'0)

having two PVCu double glazed windows, ceiling light point, central heating radiator and fitted wardrobe.

BEDROOM TWO

3.35m x 2.82m (11'0 x 9'3)

having PVCu double glazed window, ceiling light point and central heating radiator.

BATHROOM

having PVCu double glazed frosted window, panelled bath with shower attachment over, pedestal wash hand basin, WC, central heating radiator, ceiling light point and extractor fan.

ALLOCATED CAR PARKING SPACE AND COMMUNAL GROUNDS

GENERAL INFORMATION

TENURE We understand the property is Leasehold for a term of 125 years from 29th May 2006. Current Service Charge £1184.88pa.

19 Manorhouse Close, Walsall

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.

19 Manorhouse Close, Walsall



TOTAL APPROX. FLOOR AREA 669 SQ.FT. (62.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2015

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		
	75	80
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		
	77	82
England & Wales		
	EU Directive 2002/91/EC	