

CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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



7 Gorway Road, Walsall, WS1 3BB Guide Price £675,000

An extremely well presented, deceptively spacious, five bedroom detached dormer bungalow offering particularly versatile living accommodation in this highly sought after residential location.

* Fully Enclosed Porch * Reception Hall * Impressive Lounge * Luxury Fitted Dining/Kitchen * Utility *
Two Ground Floor Bedrooms * One With En Suite Shower Room * Additional Ground Floor
Bedroom/Study * Ground Floor Shower Room And Family Bathroom * Two First Floor Bedrooms *
First Floor Shower Room * Garage & Ample Off Road Parking * Gas Central Heating System * PVCu
Double Glazing * Electric Car Charging Point

Council Tax Band F
Local Authority - Walsall



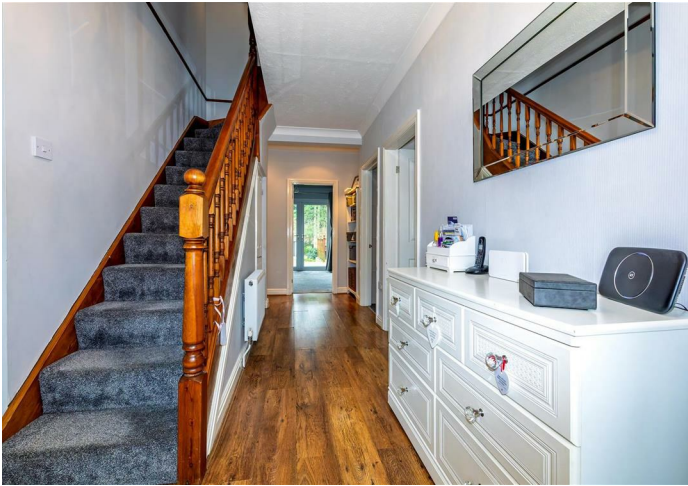
6-8 Beacon Buildings, Leighswood Road, Aldridge, WS9 8AA

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

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



7 Gorway Road, Walsall



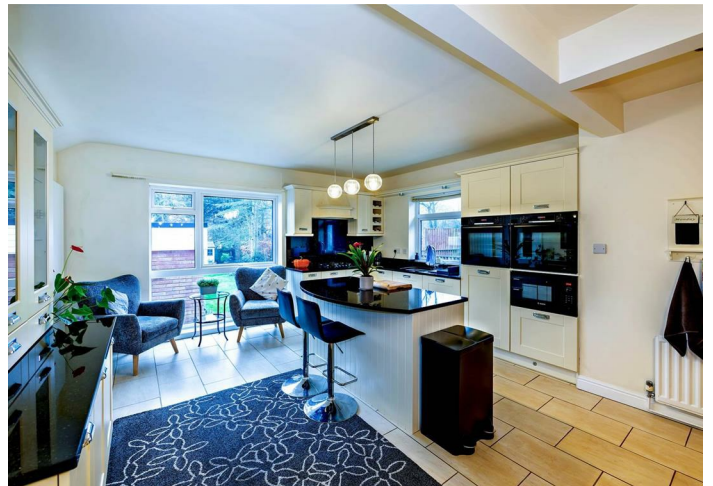
Reception Hall



Lounge



Lounge



Luxury Dining/Kitchen



Luxury Dining/Kitchen



Utility

7 Gorway Road, Walsall



Bedroom Five/Study



Ground Floor Shower Room



Ground Floor Shower Room



Bedroom One



Bedroom One



En Suite

7 Gorway Road, Walsall



Bedroom Two



Family Bathroom



Bedroom Three

7 Gorway Road, Walsall



Bedroom Four



First Floor Shower Room



Rear Garden



Rear Elevation



Rear Garden



7 Gorway Road, Walsall

An internal inspection is essential to begin to fully appreciate this extremely well presented and deceptively spacious detached dormer bungalow offering particularly versatile living accommodation in this highly sought after residential location 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 central heating system and PVCu double glazing briefly comprises the following:

FULLY ENCLOSED PORCH

PVCu double glazed door and window to front elevation, tiled floor and ceiling light point.

RECEPTION HALL

frosted glass panelled entrance door, central heating radiator, ceiling light point and two storage cupboards off.

IMPRESSIVE LOUNGE

5.97m x 4.27m (19'7 x 14'0)

PVCu double glazed window and double opening doors to the rear, two central heating radiators and two ceiling light points.

LUXURY FITTED DINING/KITCHEN

6.32m x 4.50m (20'9 x 14'9)

PVCu double glazed windows to the rear and side elevations, central heating radiator, additional modern vertical central heating radiator, tiled floor, two ceiling light points, additional spotlights, range of luxury fitted wall and base units, granite working surfaces with inset stainless steel sink having mixer tap over, two built in "Bosch" ovens and microwave, five ring gas hob with extractor canopy over, integrated dishwasher and fridge, island with granite top incorporating breakfast bar with further units and drawers below and additional dresser unit.

UTILITY

3.53m x 2.24m (11'7 x 7'4)

with roof window, stainless steel single drainer sink unit, fitted wall units, working surface with space for appliances below, tiled floor, two fluorescent strip lights, central heating radiator and access to the garage.

REAR LOBBY

PVCu double glazed door leading to the rear gardens, two ceiling light points and storage cupboard off.

7 Gorway Road, Walsall

BEDROOM FIVE/STUDY

2.97m x 2.79m (9'9 x 9'2)

PVCu double glazed window to side elevation, central heating radiator and ceiling light point.

SHOWER ROOM

having corner shower enclosure, pedestal wash hand basin, WC, tiled walls and floor, central heating radiator, extractor fan and ceiling light point.

BEDROOM ONE

4.06m x 3.66m (13'4 x 12'0)

PVCu double glazed windows to the front elevation, central heating radiator and ceiling light point.

EN SUITE SHOWER ROOM

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

having corner shower enclosure with electric shower fitted, vanity wash hand basin with storage cupboard below, WC, bidet, chrome heated towel rail, tiled walls and floor, ceiling spotlights and extractor fan.

BEDROOM TWO

3.96m x 3.43m (13'0 x 11'3)

PVCu double glazed window to front elevation, central heating radiator, ceiling light point, vanity wash hand basin with storage cupboard below.

FAMILY BATHROOM

3.40m x 1.80m (11'2 x 5'11)

PVCu double glazed frosted window to side elevation, corner shower enclosure with electric shower fitted, panelled bath, pedestal wash hand basin, WC, central heating radiator, ceiling spotlights, tiled walls and floor and extractor fan.

FIRST FLOOR LANDING

with ceiling light point.

BEDROOM THREE

5.36m x 4.04m (17'7 x 13'3)

PVCu double glazed window to front elevation, two additional double glazed "Velux" windows, central heating radiator and ceiling light point.

BEDROOM FOUR

5.05m x 2.90m (16'7 x 9'6)

PVCu double glazed window to rear elevation, central heating radiator, ceiling light point and under eaves storage.

SHOWER ROOM

PVCu double glazed frosted window to side elevation, corner shower enclosure with electric shower fitted, vanity wash hand basin with storage cupboard below, WC, heated towel rail, tiled walls and floor and extractor fan.

OUTSIDE

GARAGE

5.74m x 2.44m (18'10 x 8'0)

having light and power and wall mounted central heating boiler.

7 Gorway Road, Walsall

FORE GARDEN

with tarmacadam frontage providing ample off road parking, brick boundary wall, outside lighting, electric car charging point and side access leading to:

REAR GARDEN

having a timber deck with steps leading down to patio area, lawn, mature borders, trees and shrubs, outside tap, security light and additional rear paved patio and shed.

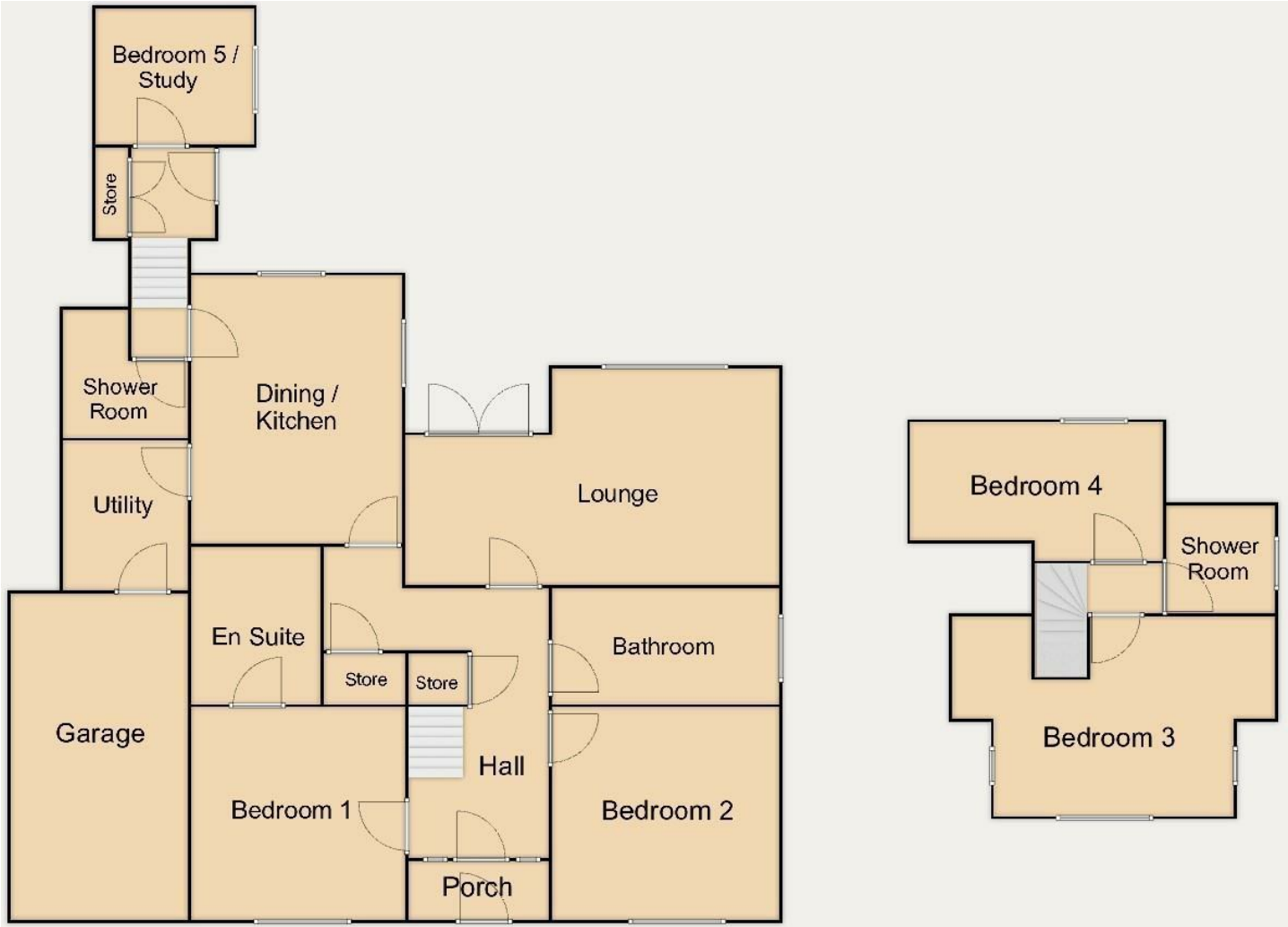
GENERAL INFORMATION

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.

7 Gorway Road, Walsall



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 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		
England & Wales		EU Directive 2002/91/EC