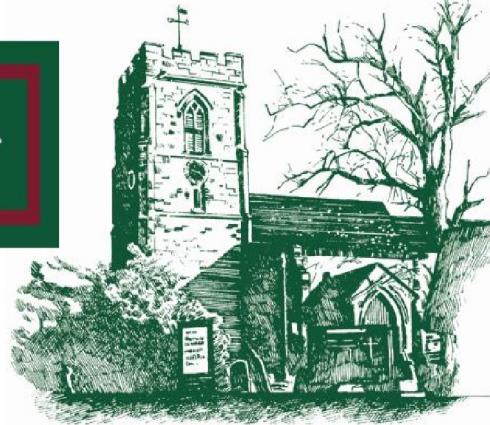


# CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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**26 Bernard Street, Walsall, WS1 2LE**  
**Guide Price £219,950**

A deceptively spacious end terraced residence full of charm and character with many original features, situated in this popular residential location just off Sutton Road and close to local amenities.

\* Reception Hall \* Lounge \* Dining Room \* Breakfast Room \* Modern Fitted Kitchen \* Ground Floor Wet Room \* Cellar \* Three Bedrooms \* First Floor Bathroom \* Enclosed Rear Garden \* Gas Central Heating System \* Partial Double Glazing

Council Tax Band B  
Local Authority - Walsall



6-8 Beacon Buildings, Leighswood Road, Aldridge, WS9 8AA  
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Chris Foster & Daughter Limited – Registered in England and Wales  
Company Number: 11253248

# 26 Bernard Street, Walsall



Lounge



Dining Room



Breakfast Room



Modern Fitted Kitchen



Bedroom One

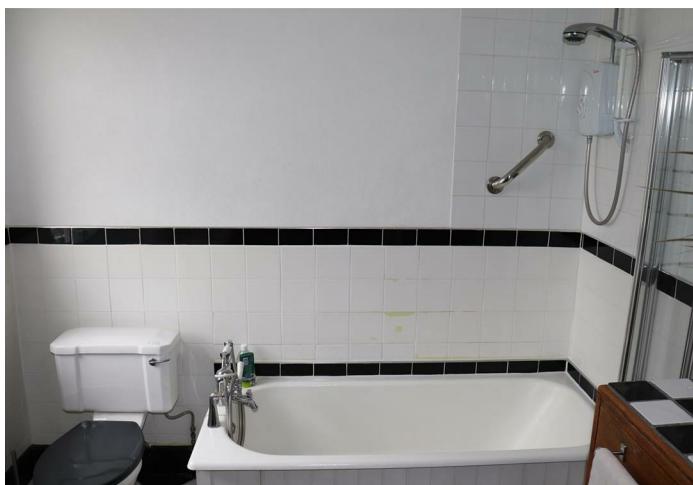


Bedroom Two

# 26 Bernard Street, Walsall



Bathroom



Bathroom



Rear Garden



Rear Elevation

# **26 Bernard Street, Walsall**

An internal inspection is highly recommended to begin to fully appreciate this deceptively spacious end terraced residence that is full of charm and character with many original features and situated in this popular residential location within easy reach of local amenities.

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 partial double glazing briefly comprises the following:

## **RECEPTION HALL**

having entrance door with feature stained glass panels above, tiled floor, ceiling light point and ornate ceiling coving.

## **LOUNGE**

4.57m x 3.58m (15'0 x 11'9 )

having feature sash window to front elevation with fitted wooden shutters, feature fireplace with tiled hearth, central heating radiator, built in dresser, ornate ceiling coving and picture rail and ceiling light point with ornamental cornice.

## **DINING ROOM**

4.11m x 3.81m (13'6 x 12'6)

having double opening French doors leading to the rear gardens, feature exposed brick chimney breast and recessed fireplace, panelled walls, central heating radiator, ceiling light point with ornamental cornice, ornate ceiling coving and picture rail.

## **INNER LOBBY**

with stable style door leading to the rear, quarry tiled floor, ceiling light point and pantry off with access to:

## **CELLAR**

having light point.

## **BREAKFAST ROOM**

3.00m x 3.00m (9'10 x 9'10)

feature sash window to side elevation, quarry tiled floor, two central heating radiators, panelled walls, ceiling coving, ceiling spotlights, built in dresser, built in "Stoves" electric double oven and being open plan to:

# 26 Bernard Street, Walsall

## MODERN FITTED KITCHEN

3.00m x 2.13m (9'10 x 7'0)

feature sash window to side elevation, range of fitted wall, base units and drawers. solid wood working surfaces, "Belfast Style" sink with mixer tap over, six ring gas hob with stainless steel back panel and extractor canopy over, quarry tiled floor, plumbing for washing machine, space for fridge/freezer, wall mounted central heating boiler, two ceiling light points, central heating radiator and sky light window.

## WET ROOM

having sky light window, WC, shower, quarry tiled floor, central heating radiator, ceiling spotlights, corner wash hand basin and extractor fan.

## FIRST FLOOR LANDING

with loft access and ceiling light point.

## BEDROOM ONE

4.62m x 3.38m (15'2 x 11'1)

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

## BEDROOM TWO

4.04m x 2.92m (13'3 x 9'7)

window to rear elevation, central heating radiator, ceiling light point and wardrobe.

## BEDROOM THREE

2.21m x 2.06m (7'3 x 6'9)

with window to side elevation, central heating radiator and ceiling light point.

## BOX ROOM

2.74m x 1.02m (9'0 x 3'4)

double glazed window to front elevation and ceiling light point.

## BATHROOM

3.05m x 2.59m (10'0 x 8'6)

frosted window to rear elevation, panelled bath with mixer tap and shower attachment fitted, electric shower over and shower screen fitted, WC, pedestal wash hand basin, ceiling light point, central heating radiator, airing cupboard off and tiling to splash prone areas.

## OUTSIDE

### FORE GARDEN

with brick boundary wall.

### REAR GARDEN

having courtyard with brick build storage shed, lawned area beyond with well stock borders and shrubs.

## GENERAL INFORMATION

We understand the property is Freehold with vacant possession upon completion.

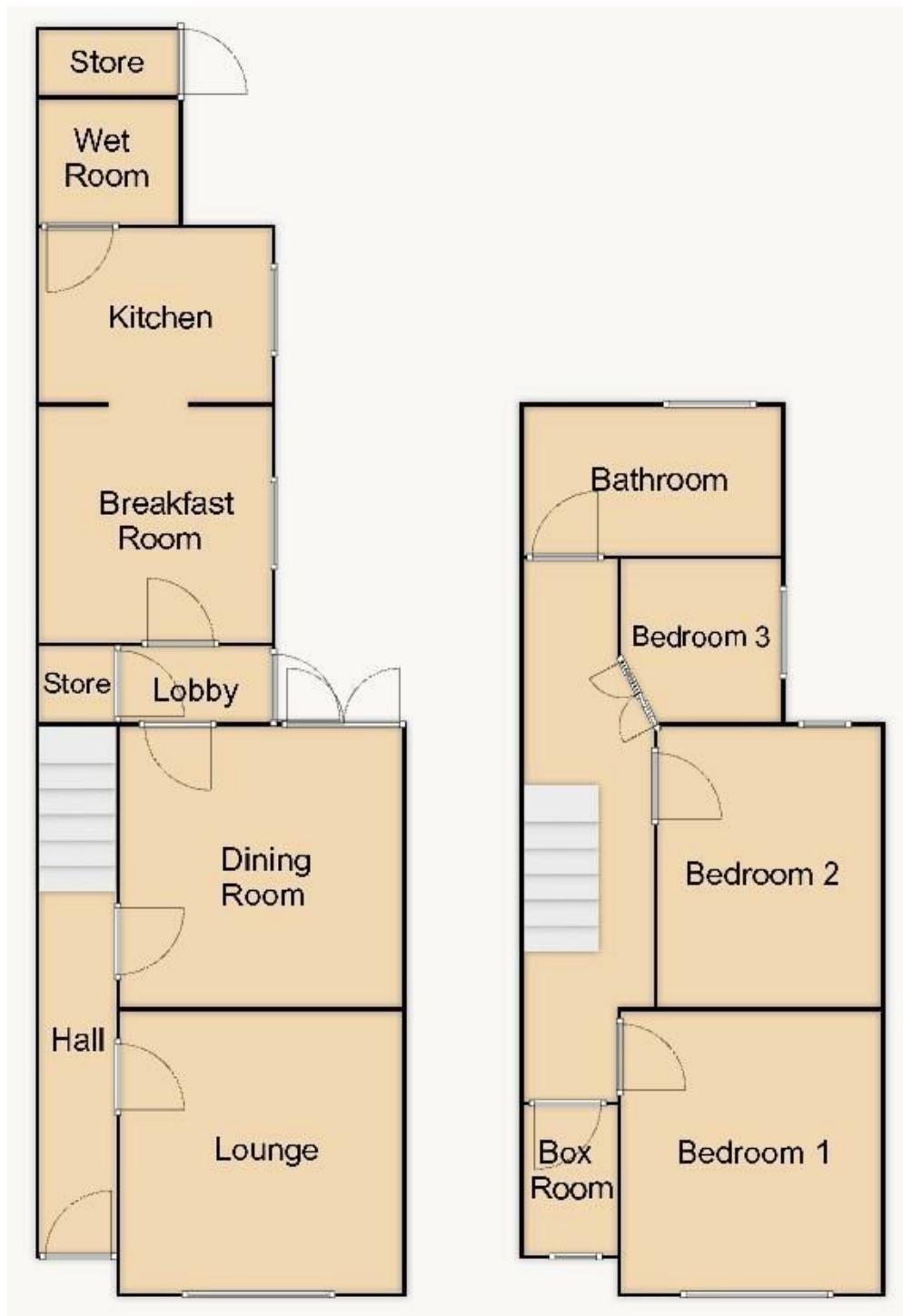
**SERVICES** All main services are connected together with telephone point subject to the usual regulations. A plentiful supply of power points are installed throughout the property.

**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

## **26 Bernard Street, Walsall**

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.

# 26 Bernard Street, 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		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		