

CHRIS FOSTER & Daughter

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55 Albutts Road, Brownhills, WS8 7ND Guide Price £199,950

A deceptively spacious 3 storey character mid terraced property occupying an excellent position close to Chasewater Country Park and enjoying an open aspect to the front whilst remaining within easy reach of local amenities.

* Lounge * Sitting/Dining Room * Fitted Kitchen * Modern Ground Floor Bathroom * 2 First Floor Bedrooms * Additional Second Floor Bedroom * Off Road Parking Space * Electric Car Charging Point * Enclosed Rear Garden * Gas Central Heating * PVCu Double Glazing

Council Tax Band A
Local Authority - Walsall



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Company Number: 11253248



55 Albutts Road, Brownhills



Sitting/Dining Room



Lounge



Fitted Kitchen

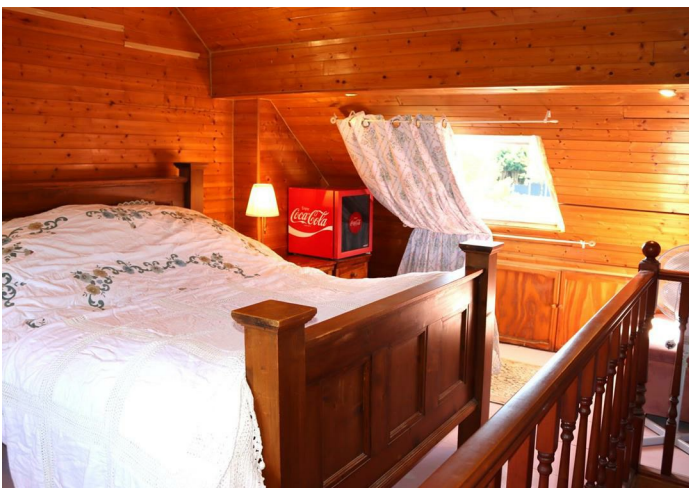
55 Albutts Road, Brownhills



Modern Bathroom



Bedroom One



Bedroom Three

55 Albutts Road, Brownhills



Rear Patio



Enclosed Rear Garden



Rear Elevation



Open Aspect To Front



Front Elevation

55 Albutts Road, Brownhills

An internal inspection is highly recommended to begin to fully appreciate this deceptively spacious 3 storey character mid terraced property that occupies an excellent position close to Chasewater Country Park and enjoying an open aspect to the front whilst remaining within easy reach of local amenities.

Brownhills High Street enjoys all main shopping facilities including a Tesco store together with regular and frequent public transport services to Walsall, Cannock and Lichfield.

The A5 trunk and M6 Toll Roads are within 2 miles giving further access to the M6, M5, M42 and M54 thus bringing all centres of the West Midlands conurbation within easy commuting distance.

A splendid range of schools for children of all ages is readily available including Shire Oak Academy, Brownhills School and St Francis of Assisi Catholic Technology College at Aldridge.

The accommodation that enjoys the benefit of a gas central heating system and PVCu double glazing briefly comprises the following:

SITTING/DINING ROOM

3.68m x 3.12m (12'1 x 10'3)

composite entrance door and PVCu double glazed window to front, feature rustic brick fireplace with log burner fitted, radiator, ceiling light point and storage cupboard off.

LOUNGE

3.68m x 3.66m (12'1 x 12')

PVCu double glazed window to rear, feature fireplace with modern flame effect electric fire fitted, radiator, and three wall light points.

FITTED KITCHEN

2.57m x 2.21m (8'5 x 7'3)

PVCu double glazed window to side, range of fitted wall, base units and drawers, working surfaces with tiled surround and inset stainless steel single drainer sink having mixer tap over, built in electric oven and hob with extractor canopy over, space and plumbing for washing machine and dishwasher, space for tumble drier and ceiling spotlights.

REAR LOBBY

PVCu double glazed door leading to the rear gardens, ceiling spotlight and recess for fridge/freezer.

MODERN BATHROOM

PVCu double glazed window to rear, corner bath with mixer tap and shower attachment fitted, pedestal wash hand basin, wc, radiator and ceiling spotlights.

FIRST FLOOR LANDING

two ceiling light points.

BEDROOM ONE

3.66m x 3.12m (12' x 10'3)

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

BEDROOM TWO

3.43m x 2.69m (11'3 x 8'10)

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

55 Albutts Road, Brownhills

SECOND FLOOR

BEDROOM THREE

5.41m x 3.63m (17'9 x 11'11)

double glazed roof light windows to front and rear elevations, radiator, spotlights and under eaves storage.

OUTSIDE

FORE GARDEN

paved off road parking space, electric vehicle charging point and shrubs.

ENCLOSED REAR GARDEN

paved patio area, security light, shed, lawn with side borders and shrubs, timber fencing, additional shed to rear and gated side access.

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.

55 Albutts Road, Brownhills



Ground Floor



Floor 1



Floor 2

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		65	
(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	