

# CHRIS FOSTER & Daughter

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## 60 Skip Lane, Walsall, WS5 3LP Guide Price £430,000

A spacious well presented and extended detached family residence occupying a sweeping corner position in this highly sought after residential location and offering tremendous scope and potential for further extension subject to planning approval.

\* Fully Enclosed Porch \* Reception Hall \* Extended Through Lounge/Dining Room \* Modern Fitted Breakfast/ Kitchen \* Utility \* Guest Cloakroom \* Three Bedrooms \* Modern Bathroom \* Garage & Off Road Parking \* Gardens to the Fore, Side and Rear \* Gas Central Heating System  
\* PVCu Double Glazing \*

Council Tax Band E  
Local Authority - Walsall



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Company Number: 11253248



# 60 Skip Lane, Walsall



Reception Hall



Lounge



Lounge



Dining Area



Fitted Breakfast/Kitchen



# 60 Skip Lane, Walsall



Fitted Breakfast/Kitchen



Utility



Utility



Guest Cloakroom



First Floor Landing



Bedroom One

# 60 Skip Lane, Walsall



**Bedroom One**



**Bedroom Two**



**Bedroom Three**



**Bathroom**



**Bathroom**



# 60 Skip Lane, Walsall



Rear Garden



Rear Elevation/Garden



Front Elevation

# 60 Skip Lane, Walsall

An internal inspection is essential for the discerning purchaser to begin to fully appreciate this particularly spacious and extremely well presented extended detached family residence occupying a sweeping corner position in this highly sought after residential location and within easy reach of local amenities. The property offers tremendous scope and potential for further extension and development subject to obtaining the necessary planning approval.

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 Park Hall Junior and Infant School, 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 the following:

## **FULLY ENCLOSED PORCH**

PVCu double glazed door and window to front elevation and leading to:

## **RECEPTION HALL**

having entrance door, ceiling light point, laminate floor covering and useful cloaks cupboard off.

## **EXTENDED THROUGH LOUNGE/DINING ROOM**

### **LOUNGE AREA**

6.10m x 3.73m (20'0 x 12'3)

PVCu double glazed bow window to front elevation, feature fireplace, ceiling coving, two central heating radiators and being open plan to:

### **DINING AREA**

3.05m x 2.51m (10'0 x 8'3)

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

### **MODERN FITTED BREAKFAST/KITCHEN**

3.81m x 3.78m (12'6 x 12'5)

PVCu double glazed window to the rear elevation, extensive range of modern fitted wall, base units and drawers, working surfaces with inset one and a half bowl sink unit, single drainer and mixer tap over, integrated "Bosch" dishwasher, cooker with extractor canopy over, tiled floor, central heating radiator, ceiling spotlights, ample space for table and chairs and walk in pantry off.

# 60 Skip Lane, Walsall

## UTILITY

2.67m x 2.44m (8'9 x 8'0)

PVCu double glazed windows to the side and rear elevations, PVCu double glazed door leads to the rear gardens, working surface with inset stainless steel sink and drainer with mixer tap over, fitted wall and base units, space and plumbing for automatic washing machine and tumble dryer, tiled floor, electric heater and space for fridge/freezer.

## GUEST CLOAKROOM

having WC, ceiling coving, electric heater and ceiling light point.

## FIRST FLOOR LANDING

PVCu double glazed frosted window to side elevation, central heating radiator, ceiling spotlights and access to the boarded loft space via drop down ladder.

## BEDROOM ONE

4.67m x 3.05m (15'4 x 10'0)

PVCu double glazed window to the rear elevation, range of fitted wardrobes, central heating radiator, ceiling light point and ceiling coving.

## BEDROOM TWO

4.67m x 2.87m (15'4 x 9'5)

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

## BEDROOM THREE

2.74m x 1.91m min (8'11" x 6'3" min)

PVCu double glazed window to the front elevation, ceiling spotlights, separate broadband and telephone line, storage cupboard off and central heating radiator.

## MODERN FAMILY BATHROOM

PVCu double glazed frosted window to rear elevation, panelled bath, separate shower enclosure, vanity wash hand basin and WC unit with storage cupboard below, fully tiled walls and floor, ceiling spotlights and chrome heated towel rail.

## OUTSIDE

### SIDE GARAGE

4.78m x 2.49m (15'8 x 8'2)

with electric up and over door and access to the utility room.

### FORE GARDEN

having driveway providing extensive off road parking, lawn, mature borders, trees and shrubs and side access leading to:

### SIDE GARDEN

having shaped lawn, gravelled pathways, mature borders, trees and shrubs and access to:

### REAR GARDEN

having paved patio area, lawn, mature borders, trees and shrubs.

## GENERAL INFORMATION

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

## **60 Skip Lane, 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.



# 60 Skip Lane, Walsall

Ground Floor



First Floor



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		59	77
EU Directive 2002/91/EC			

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			
England & Wales			
EU Directive 2002/91/EC			