

# CHRIS FOSTER & Daughter

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## 10 Wheat Hill, Orchard Hills, WS5 3DB Guide Price £275,000

A well presented extended semi detached bungalow residence occupying a quiet cul-de-sac position in this highly sought after residential location.,

\* Fully Enclosed Porch \* Reception Hall \* Lounge \* Conservatory \* Fitted Kitchen \* Two Bedrooms \* Modern Bathroom \* Off Road Parking & Recessed Garage \* Gas Central Heating System \* PVCu Double Glazing \* No Upward Chain

Council Tax Band C  
Local Authority - Walsall



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Company Number: 11253248





# 10 Wheat Hill, Orchard Hills



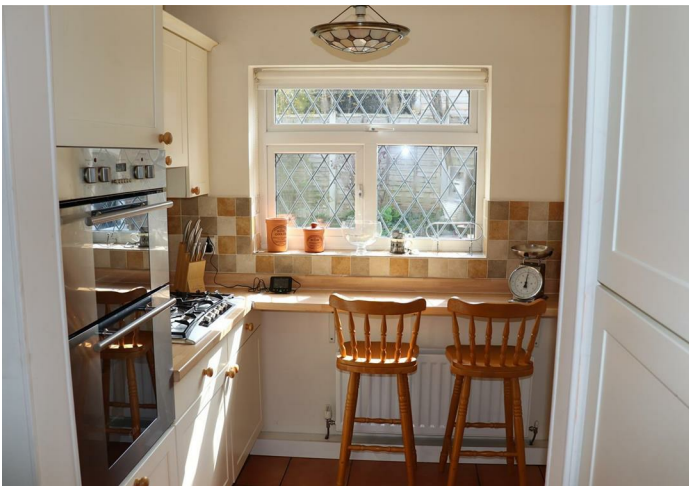
Lounge



Lounge



Conservatory



Fitted Kitchen

# 10 Wheat Hill, Orchard Hills



Bedroom One



Bedroom Two



Modern Bathroom



Rear Garden



# 10 Wheat Hill, Orchard Hills

An internal inspection is highly recommended to begin to fully appreciate this well presented extended semi detached bungalow residence that occupies a quiet cul-de-sac position in this highly sought after residential location close to 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 PVCu double glazing briefly comprises the following:

## **FULLY ENCLOSED PORCH**

PVCu double glazed door and windows to side elevation.

## **RECEPTION HALL**

having frosted glass panelled entrance door, central heating radiator, ceiling light point, loft access housing the central heating boiler.

## **LOUNGE**

5.59m x 3.66m (18'4 x 12'0)

having feature inset gas coal effect fire, two ceiling light points, two wall light points, central heating radiator and PVCu double glazed patio door leading to:

## **CONSERVATORY**

3.66m x 2.51m (12'0 x 8'3)

PVCu double glazed double opening doors to rear elevation, central heating radiator and tiled floor.

## **EXTENDED FITTED KITCHEN**

4.32m x 2.49m (14'2 x 8'2)

PVCu double glazed windows to the rear and side elevations, PVCu double glazed door to side, tiled floor, ceiling light point and additional fluorescent strip light, central heating radiator, range of modern 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 double oven, five ring gas hob with extractor canopy over, space and plumbing for washing machine and dishwasher, space for fridge and breakfast bar.

## **BEDROOM ONE**

3.66m x 2.97m (12'0 x 9'9)

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

# 10 Wheat Hill, Orchard Hills

## **BEDROOM TWO**

3.07m x 2.46m (10'1 x 8'1)

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

## **MODERN BATHROOM**

PVCu double glazed frosted window to side elevation, panelled bath with electric "Triton" shower over, tiled surround and shower screen fitted, pedestal wash hand basin, WC, half tiled walls, tiled floor, chrome heated towel rail, ceiling spotlights and airing cupboard off.

## **OUTSIDE**

### **FORE GARDEN**

having lawn, shrubs, block paved driveway providing off road parking and double opening gates lead to:

### **CAR PORT**

having outside power supply and tap and access to:

### **RECESSED GARAGE**

5.18m x 2.69m (17'0 x 8'10)

double opening doors to front, two windows to side and two fluorescent strip lights.

### **ENCLOSED REAR GARDEN**

paved patio, lawn, side borders, timber fencing and gated side access.

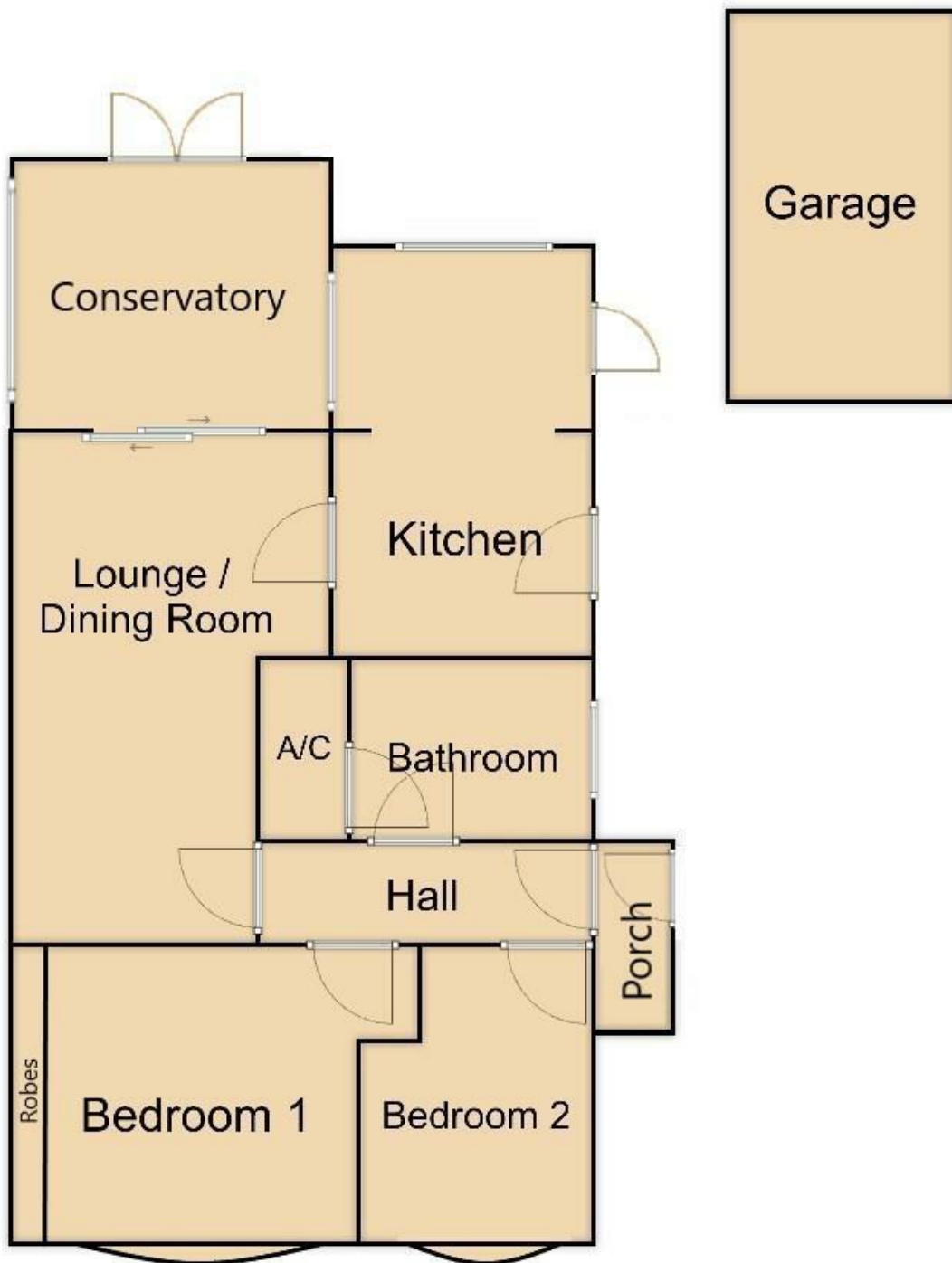
## **GENERAL INFORMATION**

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.

# 10 Wheat Hill, Orchard Hills



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			87
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	