

CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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



27 Gillity Avenue, Walsall, WS5 3PJ Guide Price £795,000

A particularly spacious, individually designed, detached residence having the benefit of a separate detached annex to the rear, situated in this highly sought after residential location.

* Well Presented * Open Plan Reception Hall/Sitting Room * Lounge * Fitted Dining/Kitchen * Utility/Side Entry * 5 Bedrooms - Master En suite * Bathroom * Extensive Off Road Parking * Gas Central Heating * PVCu Double Glazing * Detached Annex To Rear - Open Plan Living Space/Kitchen plus Luxury Shower Room

Council Tax Band E
Local Authority - Walsall

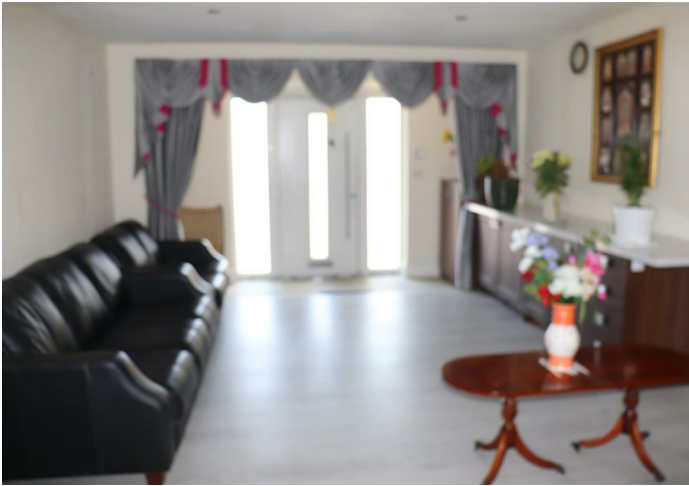


6-8 Beacon Buildings, Leighswood Road, Aldridge, WS9 8AA
Tele: 01922 45 44 04 E-mail: enquiries@chrisfoster.co.uk

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



27 Gillity Avenue, Walsall



Reception/Sitting Room



Lounge



Modern Fitted Dining/Kitchen



Dining Area



Bedroom One

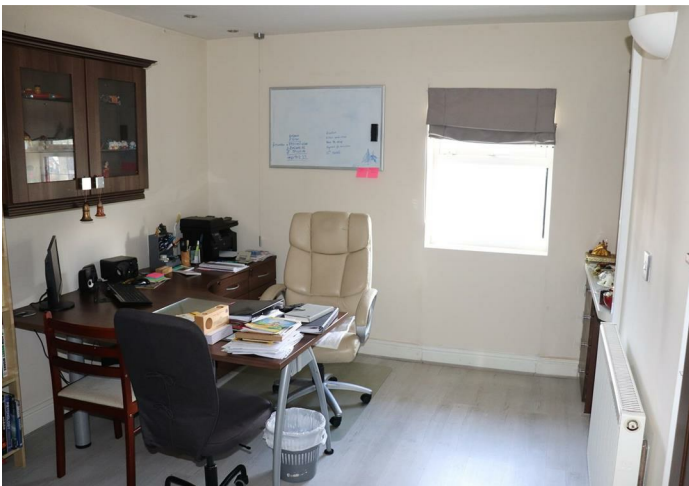
27 Gillity Avenue, Walsall



Luxury En Suite



Bedroom Two



Study/Bedroom Five



Bedroom Three

27 Gillity Avenue, Walsall



Bedroom Three



Bedroom Four



Bedroom Four



Bathroom



Detached Annex To Rear



Annex Living Space

27 Gillity Avenue, Walsall



Annex Living Space



Annex Kitchen



Annex Shower Room



Rear Elevation



Rear Garden

27 Gillity Avenue, Walsall

An internal inspection is essential for the discerning purchaser to begin to fully appreciate this particularly spacious, well presented individually designed detached residence that benefits from a separate detached annex to the rear. The property is situated in a 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:

OPEN PLAN RECEPTION HALL/SITTING ROOM

6.25m x 3.96m (20'6 x 13')

composite entrance door, ceiling light point and additional spotlights, central heating radiator and fitted storage unit and drawers.

INNER HALLWAY

tiled floor, ceiling spotlights, central heating radiator and staircase to first floor.

LOUNGE

6.48m x 3.66m (21'3 x 12')

PVCu double glazed doors to the rear and side elevations, PVCu double glazed window to rear, ceiling light point and additional spotlights and central heating radiator.

MODERN FITTED DINING/KITCHEN

7.06m x 2.90m (23'2 x 9'6)

PVCu double glazed window to rear elevation, tiled floor, two ceiling light points and additional spotlights, central heating radiator, space for table and chairs, range of modern fitted wall, base units and drawers, working surfaces with tiled surrounds and inset stainless steel single drainer sink having mixer tap over, built in double oven and separate gas hob with extractor canopy over, integrated wine cooler and dishwasher, space for fridge/freezer and pantry off housing the central heating boiler.

UTILITY/SIDE ENTRY

9.35m x 1.45m (30'8 x 4'9)

PVCu double glazed doors to front and rear elevations, working surface with inset stainless steel single drainer sink having mixer tap over, fitted base unit, plumbing for washing machine, tiled floor, two ceiling light points and additional spotlights and central heating radiator.

27 Gillity Avenue, Walsall

BEDROOM ONE

5.69m x 3.99m (18'8 x 13'1)

PVCu double glazed window to rear elevation, range of fitted wardrobes with double bed recess and overhead storage, ceiling spotlights and central heating radiator.

LUXURY EN SUITE

PVCu double glazed frosted window to rear elevation, shower enclosure with overhead and hand held shower attachments, vanity wash hand basin with storage cupboard below, wc, tiled walls and floor, chrome heated towel rail, ceiling spotlights and extractor fan.

BEDROOM TWO

5.05m x 4.01m (16'7 x 13'2)

PVCu double glazed window to front elevation, feature fireplace, range of fitted wardrobes with double bed recess and overhead storage, matching dressing table, two central heating radiators, ceiling light point and three wall light points.

STUDY/BEDROOM FIVE

4.04m x 3.45m (13'3 x 11'4)

PVCu double glazed window to front elevation, central heating radiator, ceiling spotlights, three wall light points and storage cupboard off.

FIRST FLOOR LANDING

sky light window, ceiling light point and additional spotlights and central heating radiator.

BEDROOM THREE

5.18m x 3.43m (17' x 11'3)

PVCu double glazed window to front elevation, ceiling spotlights, central heating radiator, storage cupboard off and dressing area with fitted wardrobes.

BEDROOM FOUR

5.13m x 2.92m (16'10 x 9'7)

PVCu double glazed window to rear elevation, range of fitted wardrobes, ceiling spotlights, central heating radiator and storage cupboard off.

MODERN BATHROOM

PVCu double glazed frosted window to side elevation, panelled bath with electric shower over and shower screen fitted, pedestal wash hand basin, wc, tiled walls and floor, ceiling light point and additional spotlights and central heating radiator.

OUTSIDE

FORE GARDEN

gated access to large block paved frontage providing extensive off road parking, brick boundary wall and gated side access.

REAR GARDEN

paved patio and pathway, lawn, outside lighting, two storage sheds and access to:

DETACHED REAR ANNEX

27 Gillity Avenue, Walsall

LIVING SPACE

7.82m x 5.18m (25'8 x 17')

PVCu double glazed double opening doors and windows, three ceiling light points, five wall light points, two central heating radiators, feature fireplace and being open to:

MODERN FITTED KITCHEN

2.62m x 2.51m (8'7 x 8'3)

PVCu double glazed window to side elevation, 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, space for range style cooker with extractor canopy over, integrated dishwasher, ceiling spotlights and wall mounted 'Vaillant' central heating boiler housed in matching unit.

MODERN SHOWER ROOM

PVCu double glazed frosted window to side elevation, double shower enclosure, pedestal wash hand basin, wc, tiled walls and floor, ceiling light point, chrome heated towel rail and extractor fan.

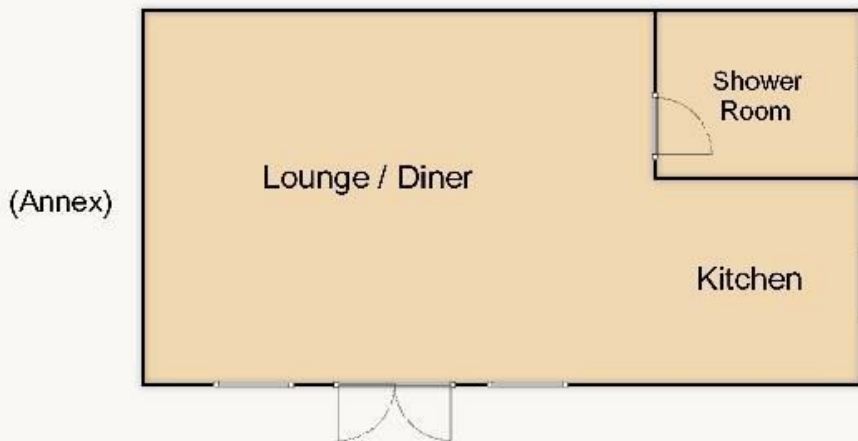
GENERAL INFORMATION Sales Freehold

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.

27 Gillity Avenue, Walsall



Energy Efficiency Rating	
	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	
Current	Potential
69	82
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	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	
Current	Potential
England & Wales	
EU Directive 2002/91/EC	