

# CHRIS FOSTER & Daughter

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## 3 Berry Crescent, Walsall, WS5 4DZ Guide Price £199,950

A well presented, two bedroomed semi detached residence occupying a quiet cul-de-sac position in this popular residential location close to local amenities.

\* Canopy Porch \* Reception Hall \* Through Lounge/Dining Room \* Fitted Kitchen \* Utility \*  
Two Double Bedrooms \* Modern Shower Room \* Off Road Parking \* Gas Central Heating  
System \* PVCu Double Glazing \* No Upward Chain

Council Tax Band A  
Local Authority - Sandwell



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Company Number: 11253248



## 3 Berry Crescent, Walsall



Through Lounge/Dining Room



Through Lounge/Dining Room



Fitted Kitchen



Fitted Kitchen



## 3 Berry Crescent, Walsall



Bedroom One



Bedroom One



Bedroom Two

## 3 Berry Crescent, Walsall



Bedroom Two



Shower Room



Rear Garden

# 3 Berry Crescent, Walsall

An internal inspection is highly recommended to begin to fully appreciate this well presented two bedroomed semi detached residence that occupies a quiet cul-de-sac position in this popular residential location and within easy reach of local amenities. The property was originally a "Smiths" non standard construction design however has subsequently been rebuilt in standard brick and tile construction and has relevant paperwork to confirm this.

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:

## **CANOPY PORCH**

leading to:

## **RECEPTION HALL**

PVCu double glazed entrance door, PVCu double glazed window to side elevation, laminate floor covering, central heating radiator, ceiling light point and storage cupboard off.

## **THROUGH LOUNGE/DINING ROOM**

6.60m x 3.53m (21'8 x 11'7)

PVCu double glazed bow window to front elevation, double glazed sliding patio doors leading to the rear gardens, feature fireplace with modern gas coal effect fire fitted, laminate floor covering, central heating radiator and two ceiling light points.

## **FITTED KITCHEN**

3.20m x 2.59m (10'6 x 8'6)

PVCu double glazed window to rear 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 cooker with stainless steel extractor canopy over, space for fridge/freezer, central heating radiator, tiled floor and ceiling light point.

## **UTILITY**

3.71m x 1.27m (12'2 x 4'2)

PVCu double glazed door leading to the front and rear elevations, tiled floor, central heating radiator, ceiling light point, space and plumbing for automatic washing machine and useful storage cupboard off.

## **FIRST FLOOR LANDING**

PVCu double glazed frosted window to side elevation, loft access, ceiling light point and airing cupboard off housing the "Worcester" central heating boiler.

# 3 Berry Crescent, Walsall

## BEDROOM ONE

4.50m x 3.07m (14'9 x 10'1)

PVCu double glazed window to front elevation, built in wardrobe/storage cupboard, laminate floor covering, ceiling light point and central heating radiator.

## BEDROOM TWO

3.58m max x 3.51m (11'9 max x 11'6)

PVCu double glazed window to rear elevation, laminate floor covering, ceiling light point and central heating radiator.

## MODERN SHOWER ROOM

PVCu double glazed frosted window to rear elevation, tiled corner shower enclosure with electric "Triton" shower fitted, vanity wash hand basin with storage drawer below, WC, Victorian style radiator/towel rail, ceiling light point and tiled walls.

## OUTSIDE

### FORE GARDEN

being block paved providing ample off road parking.

### REAR GARDEN

with paved patio area, shaped lawn, mature well stocked borders, trees and shrubs, timber fencing and greenhouse.

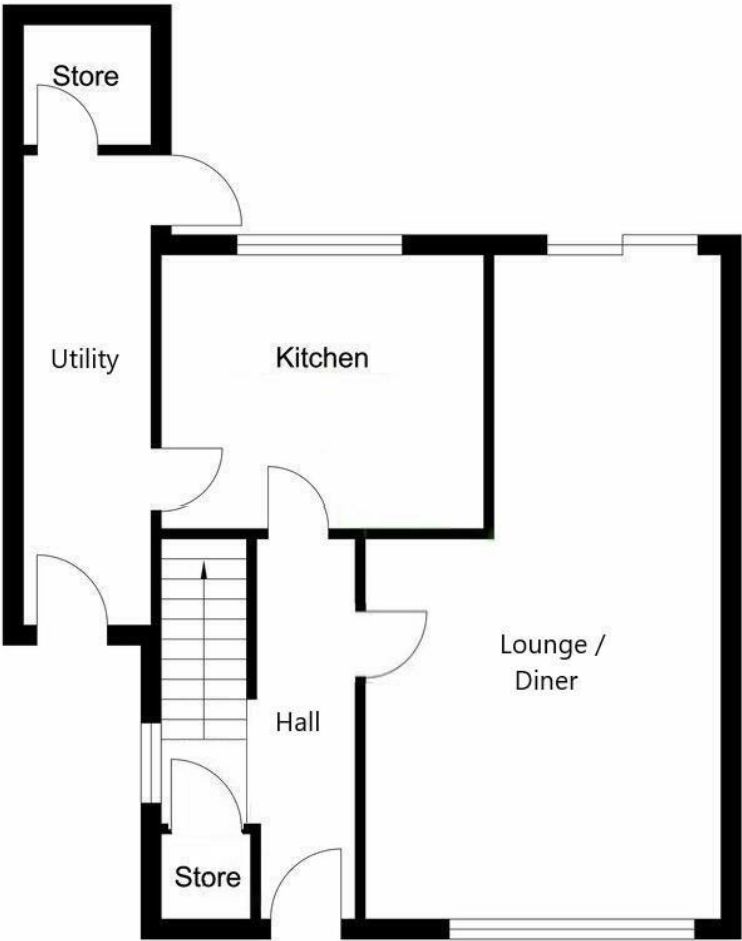
## GENERAL INFORMATION

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

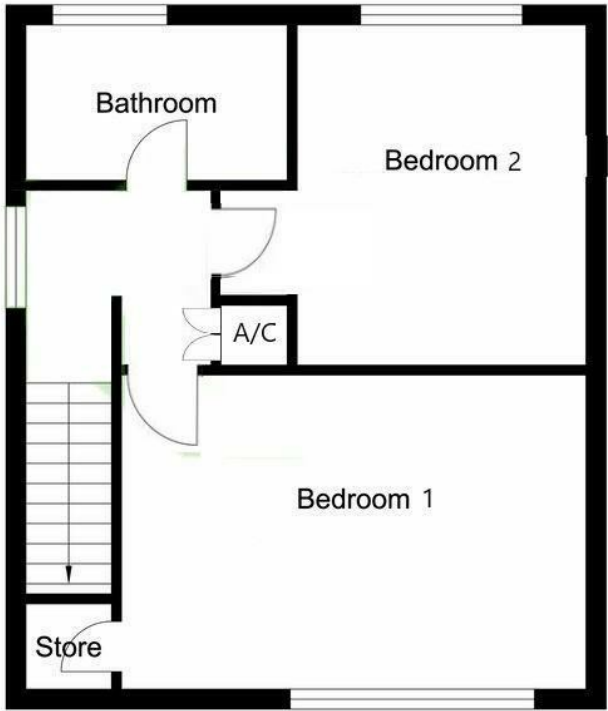
SERVICES All main services are connected together with telephone point subject to the usual regulations. A plentiful supply of power points are installed throughout the property.

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.

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Ground Floor



First Floor

