

CHRIS FOSTER & Daughter

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70 Skip Lane, Walsall, WS5 3LR Guide Price £480,000

A particularly spacious, traditional style detached family residence, occupying a superb sweeping corner plot position which affords tremendous scope and potential to extend and enlarge the property, subject to obtaining necessary planning approval.

* Highly Sought After Location * Close To Local Amenities * Fully Enclosed Porch * Reception Hall * Lounge * Dining Room * Kitchen * Guest WC * Enclosed Side Entry * 3 Double Bedrooms * Bathroom * Garage * Extensive Off Road Parking * Gas Central Heating * PVCu Double Glazing

Council Tax Band E
Local Authority - Walsall



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Company Number: 11253248



70 Skip Lane, Walsall



Lounge



Dining Room



Kitchen

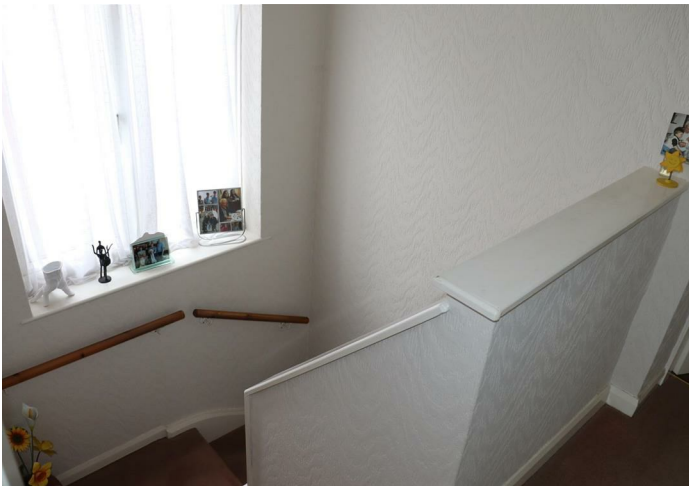
70 Skip Lane, Walsall



Guest WC



Enclosed Side Entry



First Floor Landing



Bedroom One



Bedroom One



Bedroom Two

70 Skip Lane, Walsall



Bedroom Two



Bedroom Three



Bedroom Three



Bathroom



Rear Garden

70 Skip Lane, Walsall



Side Garden



Rear Elevation



Side Elevation



Front Elevation

70 Skip Lane, Walsall

An internal inspection is essential to begin to fully appreciate the full potential offered by this particularly spacious, traditional style detached family residence, that occupies a superb sweeping corner plot position which affords tremendous scope to extend and enlarge the property, subject to obtaining necessary planning approval. The property is situated in a highly sought after residential location and is within easy reach of 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

stained glass panelled door to front elevation, PVCu double glazed window to side, ceiling light point and tiled floor.

RECEPTION HALL

frosted glass panelled entrance door, central heating radiator, ceiling light point, cloaks cupboard and additional storage cupboard/pantry off.

LOUNGE

4.34m x 3.73m (14'3 x 12'3)

PVCu double glazed door to rear elevation, two PVCu double glazed windows to side elevation, ceiling light point, skirting level heaters and sliding interconnecting glass door leading to:

DINING ROOM

4.42m x 3.73m (14'6 x 12'3)

PVCu double glazed bay window to front elevation, two PVCu double glazed windows to side elevation, ceiling light point and skirting level heaters.

KITCHEN

2.82m x 2.74m (9'3 x 9')

PVCu double glazed window to rear elevation, range of fitted wall, base units and drawers, working surfaces with tiled surround and inset stainless steel single drainer sink, space for cooker, space and plumbing for washing machine, recess for fridge, central heating radiator and fluorescent strip light.

REAR LOBBY

storage cupboard off.

GUEST WC

PVCu double glazed frosted window to rear elevation, wc, ceiling light point and central heating radiator.

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ENCLOSED SIDE ENTRY

PVCu double glazed doors to front and rear elevations and access to the garage.

FIRST FLOOR LANDING

PVCu double glazed window to side elevation, ceiling light point and access to boarded loft space.

BEDROOM ONE

4.60m x 3.73m (15'1" x 12'3")

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

BEDROOM TWO

3.73m x 3.66m (12'3" x 12')

PVCu double glazed window to rear elevation, fitted wardrobes incorporating dressing table, central heating radiator and ceiling light point.

BEDROOM THREE

3.66m x 2.90m (12' x 9'6")

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

BATHROOM

2.74m x 2.29m (9' x 7'6")

PVCu double glazed frosted window to rear elevation, panelled bath, separate shower enclosure, pedestal wash hand basin, wc, chrome heated towel rail, ceiling light point and extractor fan.

OUTSIDE

GARAGE

5.23m x 2.31m (17'2" x 7'7")

up and over door to front, ceiling light point, wall mounted 'Worcester' central heating boiler and access to the enclosed side entry.

FORE GARDEN

having in and out tarmac driveway providing extensive off road parking, lawn, shrubs, hedged boundary, security light and gated side access leading to:

REAR/SIDE GARDENS

paved patio, shaped lawn with well stocked side borders and shrubs, additional lawned area to side with inset tree and shrub display, security light and hedge and fence boundary.

GENERAL INFORMATION

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

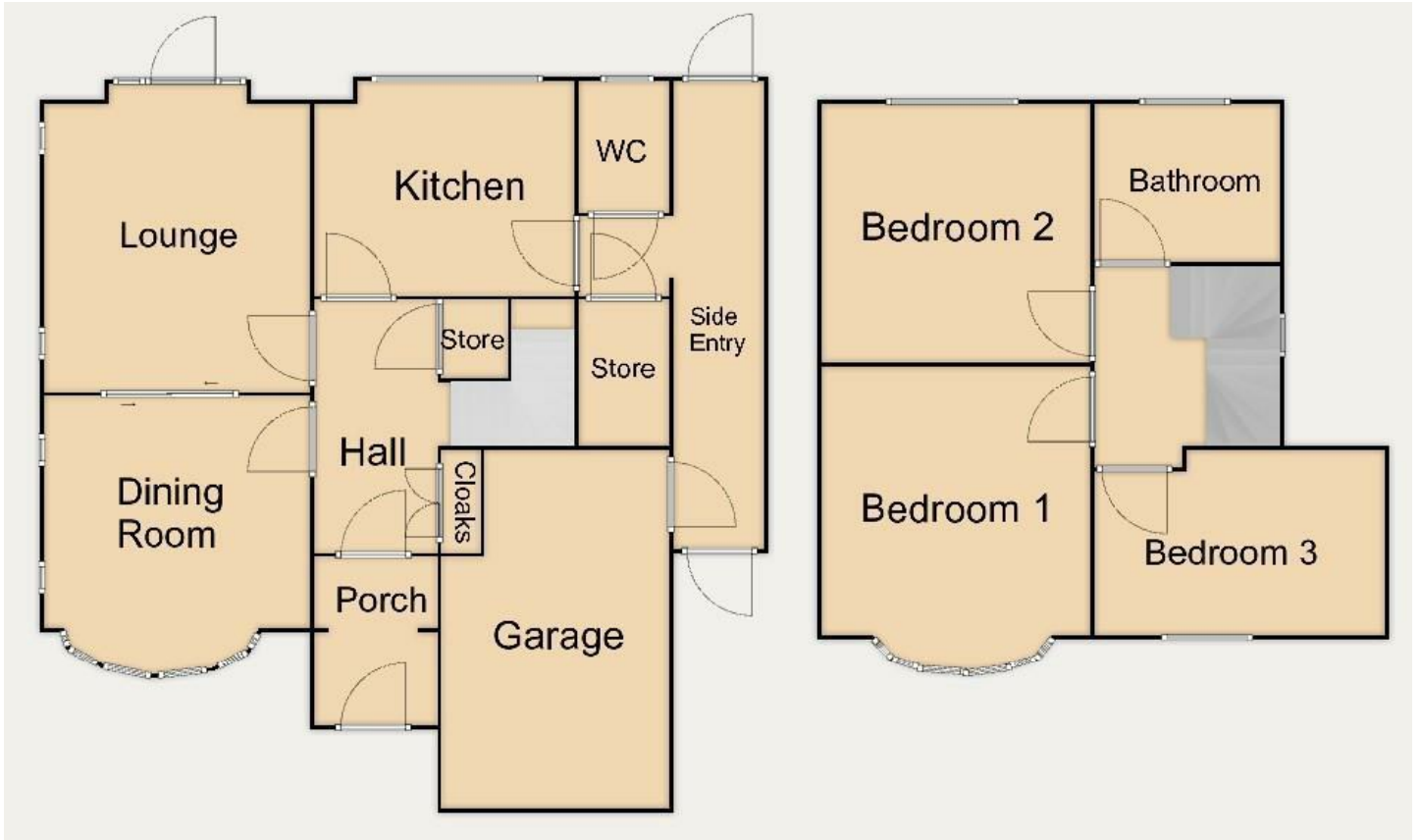
SERVICES All main services are connected together with telephone point subject to the usual regulations. A plentiful supply of power points are installed throughout the property.

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

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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ 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 CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC		