

CHRIS FOSTER & Daughter

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6 Ravensdale Gardens, Walsall, WS5 3PX Guide Price £495,000

A particularly spacious extended detached family residence occupying a quiet cul-de-sac position in this sought after residential location close to local amenities.

* Reception Hall * Impressive Lounge * Separate Dining Room * Sitting Room/Study * Fitted Kitchen * Utility * Guest Cloakroom * Four Bedrooms * Family Bathroom * Garage * Landscaped Gardens * Gas Central Heating System * PVCu Double Glazing

Council Tax Band F
Local Authority - Walsall



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Company Number: 11253248



6 Ravensdale Gardens, Walsall



Impressive Lounge



Impressive Lounge/Additional Sitting Area



Sitting Area



Dining Room

6 Ravensdale Gardens, Walsall



Dining Room



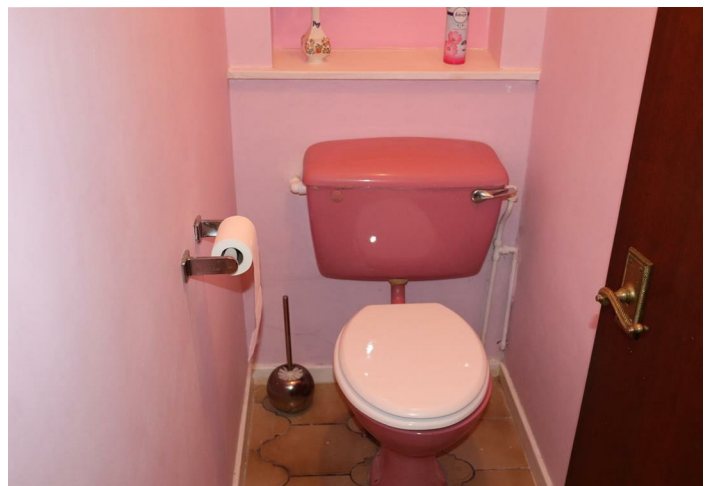
Sitting Room/Study



Fitted Kitchen



Utility



Guest Cloakroom

6 Ravensdale Gardens, Walsall



Bedroom One



Bedroom Two



Bedroom Three

Bedroom Four

6 Ravensdale Gardens, Walsall



Bedroom Four



Bathroom



Bathroom



Rear Garden



Rear Garden

6 Ravensdale Gardens, Walsall

An internal inspection is highly recommended to begin to fully appreciate this particularly spacious extended detached family residence that occupies a quiet cul-de-sac position in this 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:

RECEPTION HALL

having entrance door and PVCu double glazed window to front elevation, parquet flooring and wall light point.

IMPRESSIVE LOUNGE

6.93m max x 6.02m (22'8" max x 19'9")

PVCu double glazed picture window to front elevation, feature fireplace with gas coal effect fire fitted and side plinth, ceiling light point, three wall light points, central heating radiator, additional sitting area with PVCu double glazed patio doors leading to the rear garden, ceiling light point and double opening doors giving access to:

SITTING ROOM/STUDY

3.25m x 2.57m (10'8 x 8'5)

double glazed patio door leading to the rear garden, central heating radiator and two wall light points.

DINING ROOM

5.82m x 2.82m (19'1 x 9'3)

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

FITTED KITCHEN

6.71m x 2.29m (22'0 x 7'6)

PVCu double glazed window and sliding patio door leading to the rear garden, tiled floor, six ceiling light points, central heating radiator, range of fitted wall, base units and drawers, working surfaces with tiled surround and inset stainless steel single drainer sink having mixer tap over, space and plumbing for dishwasher, built in electric double oven and hob with extractor canopy over and breakfast bar.

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UTILITY

3.00m max x 2.77m (9'10" max x 9'1")

PVCu double glazed window to rear elevation, fitted base units, working surface, stainless steel single drainer sink unit having mixer tap over, space and plumbing for washing machine, space for fridge/freezer, tiled floor and ceiling light point.

GUEST CLOAKROOM

having WC, ceiling light point, tiled floor and extractor fan.

FIRST FLOOR LANDING

ceiling light point, loft access and central heating radiator.

BEDROOM ONE

4.98m x 3.25m (16'4 x 10'8)

PVCu double glazed window to front elevation, range of fitted wardrobes and matching drawers, central heating radiator, ceiling light point and tiled shower enclosure off with electric "Triton" shower fitted and ceiling light point.

BEDROOM TWO

3.58m x 3.38m (11'9 x 11'1)

PVCu double glazed window to rear elevation, range of fitted wardrobes with double bed recess, central heating radiator, two wall light points and built in wardrobe.

BEDROOM THREE

3.78m x 2.87m (12'5 x 9'5)

PVCu double glazed window to front elevation, built in wardrobe, two wall light points and central heating radiator.

BEDROOM FOUR

2.92m x 2.51m (9'7 x 8'3)

PVCu double glazed window to rear elevation, vanity wash hand basin with storage cupboard and drawers below, built in wardrobe, two wall light points and central heating radiator.

FAMILY BATHROOM

PVCu double glazed frosted window to rear elevation, panelled bath with mixer tap and shower attachment fitted, vanity wash hand basin with storage cupboard below, WC, central heating radiator, ceiling spotlights, tiled walls and airing cupboard off housing the "Worcester" central heating boiler.

OUTSIDE

GARAGE

4.70m x 3.61m (15'5 x 11'10)

doors to front, access to the rear garden, fluorescent strip light, cold water tap and storage cupboard off.

WIDE FORE GARDEN

block paved driveway providing ample off road parking, lawn and shrubs.

LANDSCAPED REAR GARDEN

paved patio/deck area, lawn, attractive borders, trees and shrubs, outside lighting and power supply and outside bar.

GENERAL INFORMATION

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

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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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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	EU Directive 2002/91/EC		

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