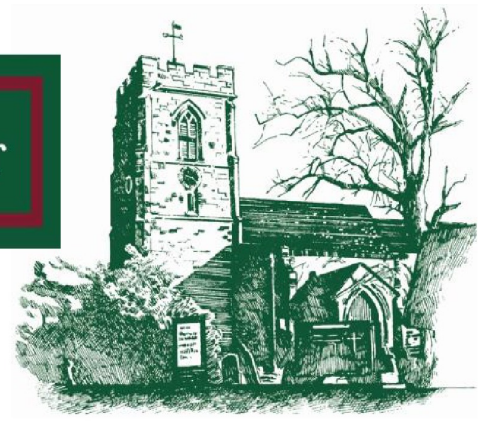


CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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41 Argyle Road, Walsall, WS4 2EU Offers In The Region Of £297,500

A well presented, extended three bedroomed semi detached family residence situated in this sought after location within easy reach of local amenities.

* Fully Enclosed Porch * Reception Hall * Lounge * Extended Dining Room * Extended Fitted Breakfast Kitchen * Guest Cloakroom * Three Bedrooms * Modern Bathroom * Side Garage & Off Road Parking * Attractive Gardens * Gas Central Heating System * PVCu Double Glazing * No Upward Chain

Council Tax Band D
Local Authority - Walsall



6-8 Beacon Buildings, Leighswood Road, Aldridge, WS9 8AA

Tele: 01922 45 44 04 E-mail: enquiries@chrisfoster.co.uk

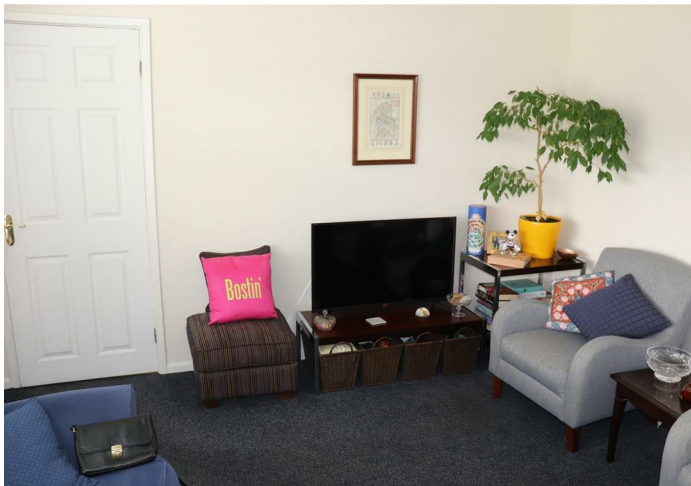
Chris Foster & Daughter Limited – Registered in England and Wales
Company Number: 11253248



41 Argyle Road, Walsall



Lounge



Lounge



Dining Room



Fitted Breakfast/Kitchen

41 Argyle Road, Walsall



Fitted Breakfast/Kitchen



Guest Cloakroom



Bedroom One



Bedroom One



Bedroom Two

41 Argyle Road, Walsall



Bedroom Two



Bedroom Three



Bathroom



Rear Garden

41 Argyle Road, Walsall

An internal inspection is highly recommended to begin to fully appreciate this well presented, extended, three bedroomed, semi detached family residence that is situated in a sought after residential location within easy reach of local amenities including Walsall town centre and Arboretum.

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 sliding patio door to front elevation.

RECEPTION HALL

having parquet flooring, central heating radiator and ceiling light point.

LOUNGE

4.27m x 3.66m (14'0 x 12'0)

PVCu double glazed window to front elevation, ceiling light point, two central heating radiators and being open plan to:

EXTENDED DINING ROOM

4.65m x 2.77m (15'3 x 9'1)

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

EXTENDED FITTED BREAKFAST/KITCHEN

5.18m x 3.12m (17'0 x 10'3)

two PVCu double glazed windows to rear elevation, PVCu double glazed door to side, range of fitted wall, base units and drawers, working surfaces with tiled surround and inset single drainer sink having mixer tap over, built in "Stoves" electric double oven, separate hob, extractor canopy over, integrated fridge, washing machine and dishwasher, two ceiling light points and space for table and chairs.

LOBBY

having skylight window, ceiling light point and storage cupboard off.

GUEST CLOAKROOM

PVCu double glazed frosted window to side elevation, WC, tiled walls and floor, wash hand basin and ceiling light point.

41 Argyle Road, Walsall

FIRST FLOOR LANDING

PVCu double glazed frosted window to side elevation, ceiling light point, loft access and airing cupboard off.

BEDROOM ONE

3.48m x 2.74m (11'5 x 9'0)

PVCu double glazed window to rear elevation, range of fitted wardrobes, central heating radiator and ceiling light point.

BEDROOM TWO

3.56m x 2.82m (11'8 x 9'3)

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

BEDROOM THREE

2.64m x 2.44m (8'8 x 8'0)

PVCu double glazed window to front elevation, central heating radiator, ceiling light point and storage cupboard off housing the "Worcester" central heating boiler.

MODERN BATHROOM

PVCu double glazed frosted window to rear elevation, panelled bath with shower over and shower screen fitted, pedestal wash hand basin, WC, tiled walls, chrome heated towel rail and ceiling light point.

OUTSIDE

SIDE GARAGE

4.88m x 2.46m (16'0 x 8'1)

up and over door to front and fluorescent strip light.

FORE GARDEN

double width crazy paved driveway, lawn, shrubs and gated side access leads to:

ATTRACTIVE REAR GARDEN

paved patio, shaped lawn, well stocked borders, trees and shrubs, security light and outside tap.

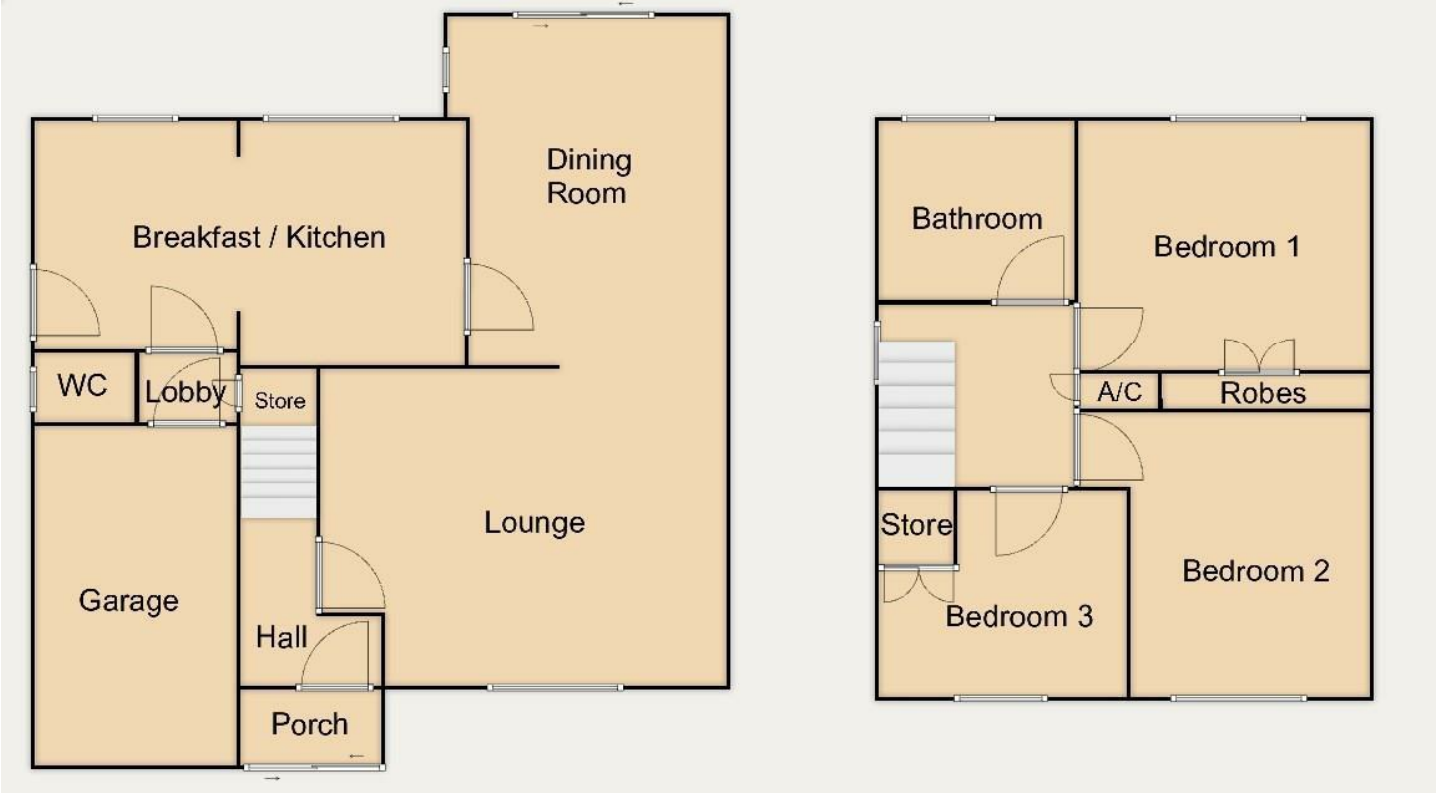
GENERAL INFORMATION

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.

41 Argyle Road, Walsall



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		