

CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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26 Orwell Road, Walsall, WS1 2PJ

Guide Price £395,000

A spacious, extended, traditional style detached family residence that is in need of general modernisation occupying an excellent position in this highly sought after residential location close to local amenities.

* Fully Enclosed Porch * Reception Hall * Extended Through Lounge/Dining Room * Extended Kitchen * Ground Floor WC * Three Bedrooms * Bathroom * Tandem Garage * Extensive Off Road Parking * Gas Central Heating System * PVCu Double Glazing

Council Tax Band E
Local Authority - Walsall



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



26 Orwell Road, Walsall



Through Lounge/Dining Room



Through Lounge/Dining Room



Kitchen



Bedroom One

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Bedroom Two



Bathroom



Rear Garden

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An internal inspection is essential to begin to fully appreciate the full potential offered by this particularly spacious, extended traditional style detached residence that is in need of general modernisation. The property occupies an excellent position in this highly sought after residential location and is 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:

FULLY ENCLOSED PORCH

PVCu double glazed door and window to front elevation and wall light point.

RECEPTION HALL

having entrance door and side panel, central heating radiator, ceiling light point and storage cupboard off.

EXTENDED THROUGH LOUNGE/DINING ROOM

10.67m x 3.66m (35'0 x 12'0)

PVCu double glazed bay window to front elevation, two PVCu double glazed windows to side elevation, PVCu double glazed door and window to rear, feature fireplace, two ceiling light points, six wall light points and five central heating radiators.

EXTENDED KITCHEN

4.95m x 2.57m (16'3 x 8'5)

PVCu double glazed window to rear elevation, stainless steel double sink and drainer unit, further range of fitted wall and base units, built in "Stoves" oven and grill, separate gas hob, two fluorescent strip lights, central heating radiator, space and plumbing for washing machine and door gives access to the garage.

FIRST FLOOR LANDING

PVCu double glazed stained glass window to side elevation and ceiling light point.

BEDROOM ONE

4.65m x 3.35m (15'3 x 11'0)

PVCu double glazed bay window to front elevation, additional PVCu double glazed window to side, fitted wardrobes, ceiling light point and three central heating radiators.

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BEDROOM TWO

3.76m x 3.35m (12'4 x 11'0)

PVCu double glazed windows to the rear and side elevations, ceiling light point and central heating radiator.

BEDROOM THREE

2.54m x 2.03m (8'4 x 6'8)

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

BATHROOM

2.54m x 2.26m (8'4 x 7'5)

PVCu double glazed frosted window to rear elevation, bath, separate shower enclosure, pedestal wash hand basin, bidet, WC, tiled walls, central heating radiator, fluorescent strip light and loft access.

OUTSIDE

TANDEM SIDE GARAGE

11.68m x 2.39m (38'4 x 7'10)

up and over door to front, PVCu double glazed door to rear, two skylight windows, wall mounted "Worcester" central heating boiler, pedestal wash hand basin, light and power points.

GROUND FLOOR WC

window to rear elevation, WC and ceiling light point.

FORE GARDEN

concrete frontage providing extensive off road parking and shrubs.

REAR GARDEN

with lawn, mature borders and shrubs.

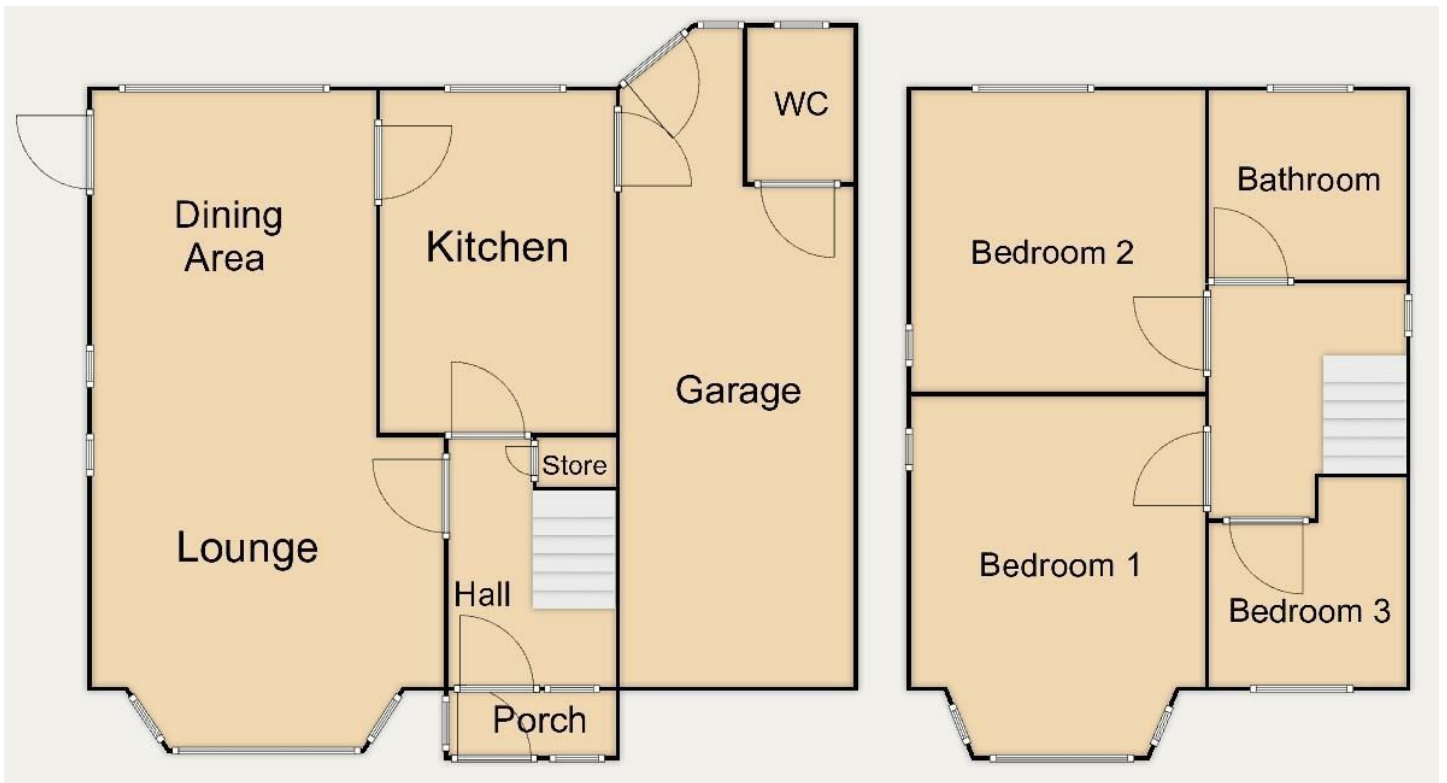
GENERAL INFORMATION

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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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	