

# CHRIS FOSTER & Daughter

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## 422 Sutton Road, Walsall, WS5 3BA Guide Price £680,000

A superbly appointed and spaciouly proportioned, traditional style detached residence that has been considerably improved and extended to create an excellent sized family home.

\* Sought After Location \* Close To Local Amenities \* Fully Enclosed Porch \* Reception Hall \* Impressive Lounge \* Separate Dining Room \* Superb Dining/Kitchen/Family Room \* Ground Floor Shower Room \* Three Double Bedrooms \* Master with En Suite Shower Room \* Luxury Family Bathroom \* Detached Side Garage & Extensive Off Road Parking \* Good Sized Plot \* Potential To Further Extend \* Gas Central Heating System \* PVCu Double Glazing

Council Tax Band E  
Local Authority - Walsall



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Company Number: 11253248



# 422 Sutton Road, Walsall



Impressive Lounge



Dining Room



Superb Dining/Kitchen/Family Room

# 422 Sutton Road, Walsall



Superb Dining/Kitchen/Family Room



Ground Floor Shower Room



Reception Hall



First Floor Landing



Bedroom One

# 422 Sutton Road, Walsall



Bedroom One



En Suite



Bedroom Two



Bedroom Three

# 422 Sutton Road, Walsall



Luxury Family Bathroom



Large Landscaped Rear Garden



Rear Garden/Rear Elevation

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An internal inspection is highly recommended to begin to fully appreciate this superbly appointed, traditional style detached family residence that has been considerably improved and extended and has scope for further extensions subject to obtaining the necessary planning approval. The property occupies an excellent sized plot in this 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**

PVCu double glazed double opening doors and windows to front elevation, tiled floor and wall light point.

## **RECEPTION HALL**

having entrance door and PVCu double glazed window to front elevation, central heating radiator, ceiling light point. central heating radiator and storage cupboard off.

## **IMPRESSIVE LOUNGE**

5.49m x 3.86m (18'0 x 12'8)

PVCu double glazed window to rear elevation with shutter blinds fitted, modern wall mounted gas fire, laminate floor covering, central heating radiator, ceiling spotlights and double opening doors lead to:

## **DINING ROOM**

3.86m x 3.81m (12'8 x 12'6)

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

## **SUPERB DINING/KITCHEN/FAMILY ROOM**

6.25m x 4.62m (20'6 x 15'2)

PVCu double glazed double opening doors and windows to rear elevation, tiled floor, central heating radiator, ceiling spotlights, range of luxury fitted white high gloss wall and base units, granite working surfaces with matching upstands and inset 'Belfast' style sink having mixer tap over, space for range style cooker with extractor canopy over, space for American style fridge/freezer, integrated washing machine and dishwasher, central island/breakfast bar with granite top and drawers below.

## **GROUND FLOOR SHOWER ROOM**

PVCu double glazed frosted window to side elevation, shower enclosure with electric shower fitted, vanity wash hand basin with storage cupboard below, WC, tiled walls and floor, chrome heated towel rail, ceiling spotlights and extractor fan.

# 422 Sutton Road, Walsall

## FIRST FLOOR LANDING

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

## BEDROOM ONE

5.33m x 2.67m min (17'5" x 8'9" min)

PVCu double glazed window to rear elevation, three ceiling light points and two central heating radiators.

## EN SUITE SHOWER ROOM

PVCu double glazed frosted window to rear elevation, corner shower enclosure, vanity wash hand basin with storage cupboard below, WC, tiled walls and floor, chrome heated towel rail, ceiling light point and extractor fan.

## BEDROOM TWO

3.86m x 3.45m (12'8 x 11'4)

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

## BEDROOM THREE

3.86m x 3.53m (12'8 x 11'7)

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

## LUXURY FAMILY BATHROOM

4.47m x 1.75m (14'8 x 5'9)

two PVCu double glazed frosted windows to side elevation, free standing 'Claw Foot' bath, separate double shower enclosure with overhead and handheld shower attachments, vanity wash hand basin with storage cupboard below, WC, tiled walls and floor, chrome heated towel rail, ceiling spotlights, extractor fan and loft access.

## OUTSIDE

### DETACHED SIDE GARAGE

5.84m x 2.74m (19'2 x 9'0)

double opening doors to front, window and door to rear, light and power points and pitched roof providing storage space.

### FORE GARDEN

having large block paved frontage providing extensive off road parking, hedged boundary and gated side access leading to:

### LARGE LANDSCAPED REAR GARDEN

patio area, large lawn, side borders, trees and shrubs, timber fencing, useful shed, outside tap and power supply, security light and additional block paved circular patio with pergola.

## 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


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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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 