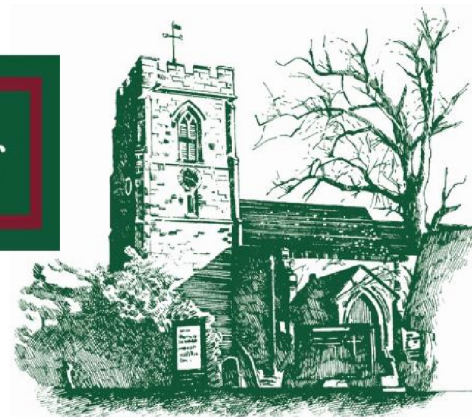


# CHRIS FOSTER & Daughter

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## 12 Cricket Close, Walsall, WS5 3PU Offers Over £450,000

A particularly spacious, well presented detached family residence occupying a quiet cul-de-sac position in this sought after residential location within easy reach of local amenities.

\* Fully Enclosed Porch \* Reception Hall \* Guest Cloakroom \* Lounge \* Conservatory \* Dining Room \* Fitted Kitchen \* 4 Bedrooms - Master En-Suite \* Family Bathroom \* Double garage \* Off Road Parking For 3 Cars \* Gas Central Heating \* PVCu Double Glazing \* Intruder Alarm \* Cavity Wall Insulation

Council Tax Band E  
Local Authority - Walsall



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Company Number: 11253248





# 12 Cricket Close, Walsall



Lounge



Conservatory



Dining Room



Fitted Kitchen



# 12 Cricket Close, Walsall



Fitted Kitchen



Guest Cloakroom



First Floor Landing



Bedroom One



Bedroom One



En Suite



# 12 Cricket Close, Walsall



Bedroom Two



Bedroom Three



Bedroom Four



Bathroom



Rear Garden



## 12 Cricket Close, Walsall



Rear Garden



Front Elevation

# 12 Cricket Close, Walsall

An internal inspection is highly recommended to begin to fully appreciate this particularly spacious, well presented detached family residence that occupies a quiet cul-de-sac position in this sought after residential location 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 door and windows to front elevation, wall light point and tiled floor.

## **RECEPTION HALL**

PVCu double glazed entrance door, two central heating radiators, two ceiling light points, under stairs storage cupboard and access to the garage.

## **GUEST CLOAKROOM**

PVCu double glazed frosted window to side elevation, wc, pedestal wash hand basin, central heating radiator and ceiling light point.

## **LOUNGE**

4.42m x 3.89m (14'6 x 12'9)

feature fireplace with gas coal effect fire fitted, two wall light points, central heating radiator and PVCu double glazed sliding patio door leading to:

## **CONSERVATORY**

4.19m x 2.67m (13'9 x 8'9)

PVCu double glazed double opening doors and windows to rear elevation, tiled floor and ceiling light/fan.

## **DINING ROOM**

3.61m x 2.87m (11'10 x 9'5)

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

## **FITTED KITCHEN**

3.66m x 2.36m (12' x 7'9)

PVCu double glazed window to front elevation, PVCu double glazed window and door to side, range of fitted wall, base units and drawers, working surfaces with tiled surround and inset stainless steel single drainer sink having mixer tap over, range style cooker with extractor canopy over, integrated dishwasher and fridge/freezer, skirting level 'FLASH' heater via foot switch and display lighting.

## **FIRST FLOOR LANDING**

PVCu double glazed window to side elevation, two ceiling light points, access via ladder to insulated and partially boarded loft space and airing cupboard off with central heating radiator

# 12 Cricket Close, Walsall

## **BEDROOM ONE**

4.34m x 3.00m (14'3 x 9'10)

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

## **EN SUITE**

PVCu double glazed frosted window to front elevation, corner tiled shower enclosure, vanity wash hand basin with storage below, wc, chrome heated towel rail, ceiling spot lights and extractor fan.

## **BEDROOM TWO**

3.86m x 3.43m (12'8 x 11'3)

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

## **BEDROOM THREE**

3.05m x 2.39m max (10' x 7'10 max)

PVCu double glazed window to rear elevation, central heating radiator, tv aerial point, wardrobe with integral vanity mirror and light and ceiling light point.

## **BEDROOM FOUR**

3.05m x 1.98m (10' x 6'6)

(currently used as a study) PVCu double glazed window to rear elevation, built in wardrobe, cabin bed and dressing table, tv aerial point, telephone and internet connection points, central heating radiator and ceiling light point.

## **FAMILY BATHROOM**

PVCu double glazed frosted window to front elevation, panelled bath with mixer tap and shower attachment over, shower screen fitted, vanity wash hand basin with storage below, wc, central heating radiator and ceiling light point.

## **OUTSIDE**

### **DOUBLE GARAGE**

4.93m x 4.42m (16'2 x 14'6)

electric panel up and over door (with two remote controls), wall mounted 'Potterton' central heating boiler, working surface, fitted units, space and plumbing for washing machine, space for addition appliances and cold water tap.

### **FORE GARDEN**

block paved frontage providing off road parking for three cars, shrubs, dusk to dawn security lighting via photocell and sturdy PVCu side gate leads to:

### **LANDSCAPED REAR GARDEN**

paved patio, outside lighting, power supply and tap, hose reel, shaped lawn with attractive borders, rear sun deck with armoured power cable for additional lighting, useful shed and timber fencing.

# 12 Cricket Close, Walsall



Ground Floor



First Floor

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		