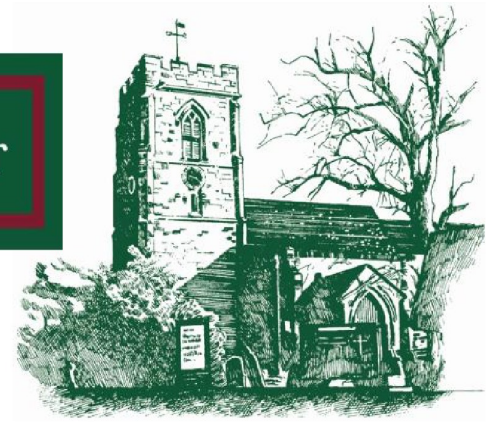


# CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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**15 Boscobel Road, Walsall, WS1 2PL**

**Guide Price £395,000**

An extended, traditional style detached family residence that is in need of general modernisation yet offers tremendous potential to the discerning purchaser, occupying an excellent position in this sought after residential location close to local amenities.

\* Fully Enclosed Porch \* Reception Hall \* Dining/Sitting Room \* Extended Lounge \* Extended Fitted Kitchen \* Guest Cloakroom \* Three Bedrooms \* Shower Room \* Tandem Garage Incorporating Utility Area \* Gas Central Heating System \* PVCu Double Glazing \* No Upward Chain

Council Tax Band E  
Local Authority - Walsall



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

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



# 15 Boscobel Road, Walsall



Reception Hall



Extended Lounge



Extended Lounge



Dining/Sitting Room



Dining/Sitting Room



Extended Kitchen

# 15 Boscobel Road, Walsall

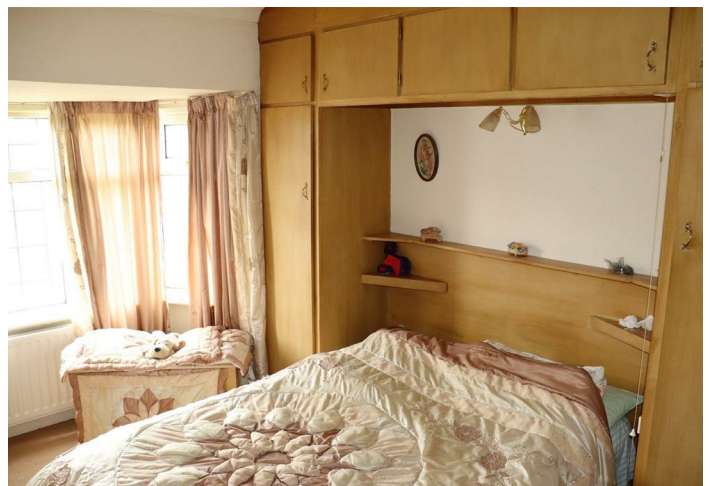


Extended Kitchen



Guest Cloakroom

First Floor Landing



Bedroom One

# 15 Boscobel Road, Walsall



Bedroom One



Bedroom Two



Bedroom Two



Bedroom Three



Shower Room



# 15 Boscobel Road, Walsall



Utility



Rear Garden



Rear Garden



Rear Elevation



Front Elevation

# 15 Boscobel Road, Walsall

An internal inspection is essential to begin to fully appreciate the full potential offered by this traditional style detached family residence that is in need of general modernisation. The property occupies an excellent position in this highly sought after residential location and 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 frosted stained glass door and windows to front elevation, tiled floor and ceiling light point.

## **RECEPTION HALL**

having entrance door with original stained glass leaded light insert and side window, central heating radiator, ceiling light point and understairs storage cupboard off.

## **GUEST CLOAKROOM**

frosted window to side elevation, WC, tiled floor, two ceiling light points and cloaks cupboard off.

## **EXTENDED LOUNGE**

6.48m x 3.51m (21'3 x 11'6)

PVCu double glazed door and windows to rear elevation, feature fireplace, two ceiling light points, central heating radiator and built in drinks bar.

## **DINING/SITTING ROOM**

4.45m x 3.43m (14'7 x 11'3)

PVCu double glazed bay window to front elevation, feature fireplace, ceiling light point, two wall light points and central heating radiator.

## **EXTENDED FITTED KITCHEN**

5.18m x 3.07m (17'0 x 10'1)

PVCu double glazed window to rear elevation, range of fitted wall, base units and drawers, working surfaces with tiled surround and inset single drainer sink having mixer tap over, space for range style cooker with extractor canopy over, integrated fridge, central heating radiator, tiled floor, two ceiling light points and space for table and chairs.

## **FIRST FLOOR LANDING**

PVCu double glazed window to the front elevation, PVCu double glazed frosted stained glass window to the side, central heating radiator, ceiling light point and loft access.

# 15 Boscobel Road, Walsall

## **BEDROOM ONE**

4.52m x 3.43m (14'10 x 11'3)

PVCu double glazed bay window to front elevation, range of fitted wardrobes, dressing table and double bed recess with overhead storage, central heating radiator, ceiling light point and wall light point.

## **BEDROOM TWO**

3.89m x 3.43m (12'9 x 11'3)

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

## **BEDROOM THREE**

3.12m x 2.13m (10'3 x 7'0)

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

## **SHOWER ROOM**

2.59m x 2.21m (8'6 x 7'3)

two PVCu double glazed frosted windows to side elevation, corner shower enclosure, pedestal wash hand basin, WC, tiled walls, central heating radiator, two ceiling light points, extractor fan and built in storage cupboard.

## **OUTSIDE**

### **SIDE TANDEM LENGTH GARAGE INCORPERATING UTILITY AR**

9.75m x 2.16m (32'0 x 7'1)

electric roller door to front, PVCu double glazed double opening doors to rear, fluorescent strip light, two additional ceiling light points, stainless steel double drainer sink unit with mixer tap over, additional range of fitted wall and base units, working surface, plumbing for washing machine, space for additional appliances and wall mounted "Worcester" central heating boiler.

### **FORE GARDEN**

having crazy paved driveway and frontage, mature well stocked borders and inset shrubs, ornamental wishing well and outside lighting.

### **REAR GARDEN**

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

## **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.

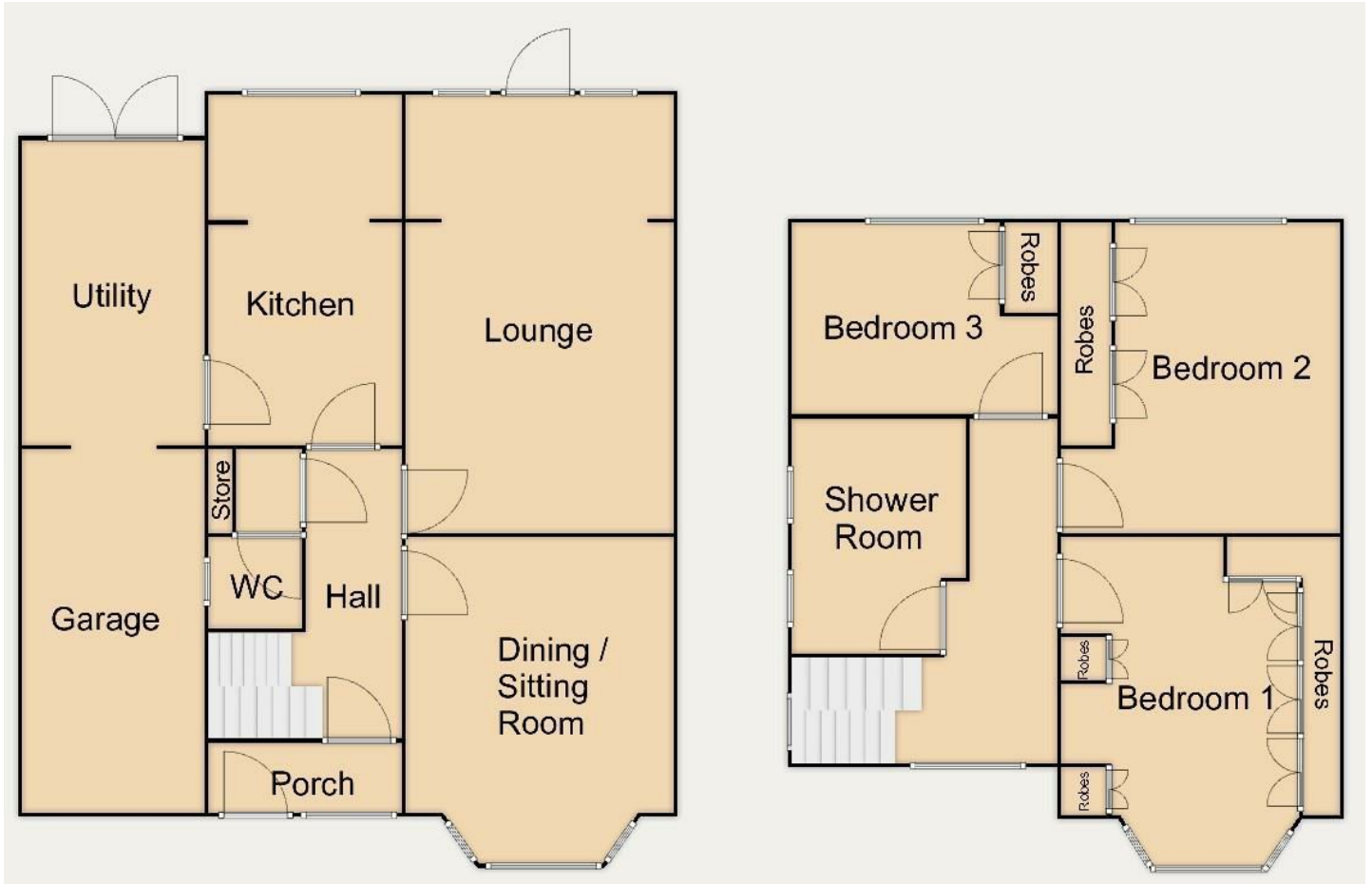
**FIXTURES AND FITTINGS** All items specified in these sales particulars pass with the property. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Buyers are advised to obtain verification from 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

## **15 Boscobel Road, Walsall**

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.



# 15 Boscobel 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			
<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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		