

# CHRIS FOSTER & Daughter

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## 1a St. Marks Road, Brownhills, WS8 7AQ Guide Price £269,950

A particularly spacious, extended traditional style semi detached family residence occupying a quiet position in this popular residential location and within easy reach of local amenities.

\* Fully Enclosed Porch \* Open Plan Lounge \* Separate Dining Room \* Study \* Fitted Kitchen \* Guest Cloakroom \* Three Bedrooms \* Bathroom \* Off Road Parking \* Gas Central Heating System \* PVCu Double Glazing \* No Upward Chain

Council Tax Band B  
Local Authority - Walsall



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Company Number: 11253248



# 1a St. Marks Road, Brownhills



Open Plan Lounge



Open Plan Lounge



Dining Room



Dining Room



Fitted Kitchen

# 1a St. Marks Road, Brownhills



Fitted Kitchen



Study



Guest Cloakroom



Bedroom One



Bedroom One



# 1a St. Marks Road, Brownhills



Bedroom Two



Bathroom



Rear Garden

# 1a St. Marks Road, Brownhills

An internal inspection is highly recommended to begin to fully appreciate this particularly spacious extended traditional style semi detached family residence that occupies a quiet position in this popular residential location close to local amenities.

Brownhills High Street enjoys all main shopping facilities including a Tesco store together with regular and frequent public transport services to Walsall, Cannock and Lichfield.

The A5 trunk and M6 Toll Roads are within 2 miles giving further access to the M6, M5, M42 and M54 thus bringing all centres of the West Midlands conurbation within easy commuting distance.

A splendid range of schools for children of all ages is readily available including Shire Oak Academy, Brownhills School and St Francis of Assisi Catholic Technology College at Aldridge.

The accommodation that enjoys the benefit of a gas central heating system and PVCu double glazing briefly comprises the following:

## **FULLY ENCLOSED PORCH**

double glazed sliding patio door to front elevation, two ceiling light points and central heating radiator.

## **OPEN PLAN LOUNGE**

5.72m x 4.32m (18'9 x 14'2)

entrance door and PVCu double glazed bay window to front elevation, feature fireplace with quarry tiled hearth, three central heating radiators, three ceiling light points, engineered wood flooring and understairs storage recess.

## **DINING ROOM**

3.81m x 3.35m (12'6 x 11'0)

PVCu double glazed double opening doors leading to the rear garden, central heating radiator and ceiling light point.

## **STUDY**

3.05m x 2.13m (10'0 x 7'0)

PVCu double glazed window to front elevation, fitted desk and shelving and ceiling light point.

## **FITTED KITCHEN**

4.65m x 2.59m (15'3 x 8'6)

PVCu double glazed door and window to rear elevation, range of fitted wall, base units and drawers, working surfaces with tiled surround and inset stainless steel single drainer sink having mixer tap over, built in "Neff" electric oven, separate halogen hob with extractor canopy over, space and plumbing for washing machine and dishwasher, space for fridge/freezer, two ceiling spotlight tracks and skirting level heater.

## **INNER LOBBY**

with ceiling light point.

## **GUEST CLOAKROOM**

having WC, vanity wash hand basin with storage cupboard below, central heating radiator, ceiling light point and extractor fan.

## **FIRST FLOOR LANDING**

PVCu double glazed frosted window to side elevation, engineered wood flooring and ceiling light point.

# 1a St. Marks Road, Brownhills

## **BEDROOM ONE**

4.34m x 3.12m plus wardrobes (14'3 x 10'3 plus wardrobes)

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

## **BEDROOM TWO**

3.66m x 3.35m (12'0 x 11'0)

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

## **BEDROOM THREE**

1.98m x 1.83m (6'6 x 6'0)

PVCu double glazed window to front elevation, built in single bed, wardrobe and overhead storage, central heating radiator and ceiling light point.

## **MODERN BATHROOM**

2.62m x 2.24m (8'7 x 7'4)

PVCu double glazed frosted window to rear elevation, panelled bath, separate corner shower enclosure with overhead and handheld shower attachments, pedestal wash hand basin, WC, tiled floor, tiled walls, central heating radiator, ceiling spotlights, loft access and airing cupboard off housing the "Worcester" central heating boiler.

## **OUTSIDE**

### **DOUBLE WIDTH TARMACADAM DRIVEWAY**

brick boundary wall and shrubs.

### **ENCLOSED REAR GARDEN**

having timber deck and being mainly paved with inset shrubs, side borders, trees and shrubs, security light, outside power supply and tap, ornamental lighting and large timber shed/workshop with power.

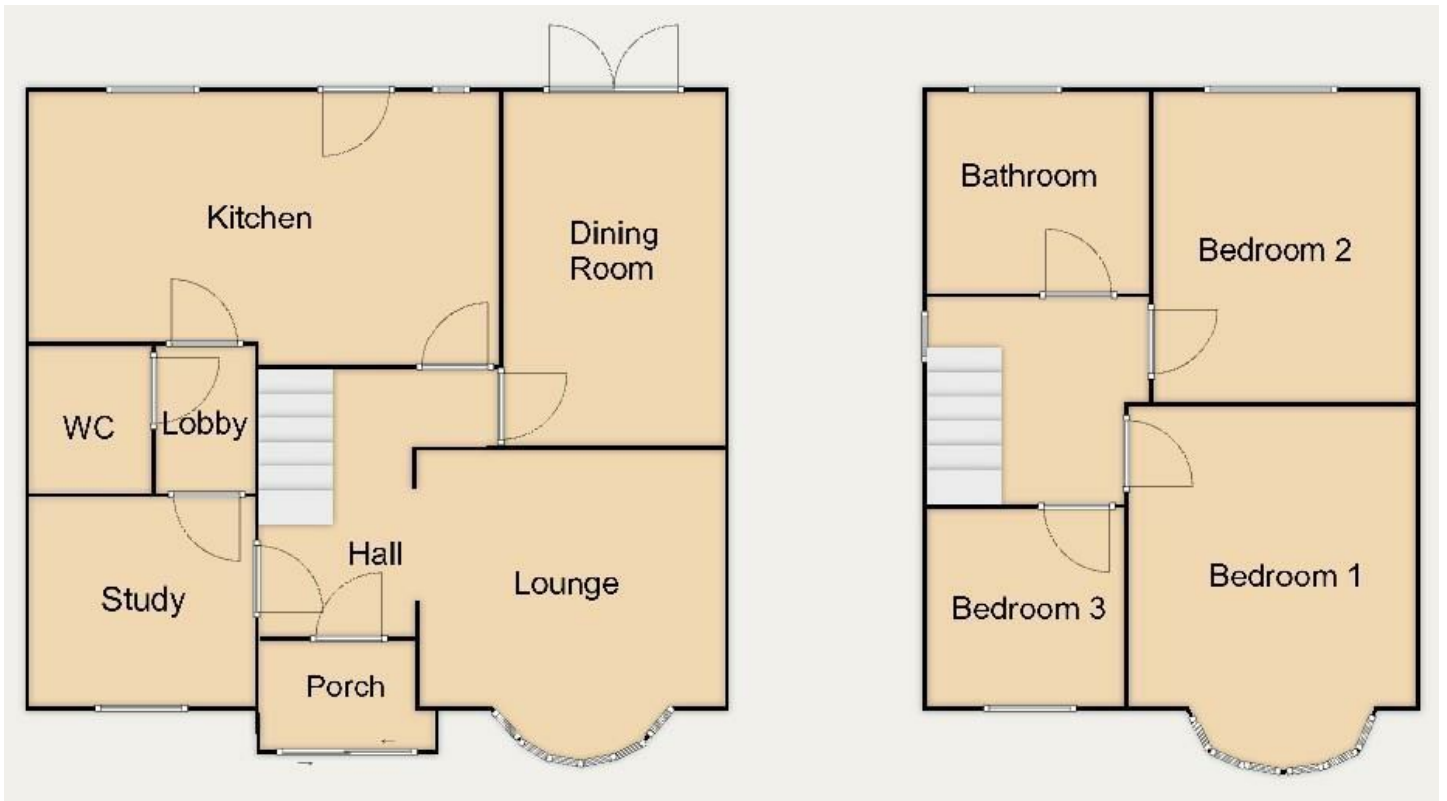
## **GENERAL INFORMATION**

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			
<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		