

# CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

View all our properties at: [www.chrisfoster.co.uk](http://www.chrisfoster.co.uk)



## 13 Wellington Road, Walsall, WS5 3JH Guide Price £385,000

A particularly spacious, well presented extended semi detached family residence occupying this highly sought after location close to local amenities .

\* Fully Enclosed Porch \* Reception Hall \* Lounge \* Sitting / Dining Room \* Fitted Kitchen \* Utility \* Guest Cloakroom \* Three Bedrooms \* Bathroom \* Garage \* Attractive Gardens \* Gas Central Heating System \* Double Glazing \* Original Features \* Scope For Extension Subject to Planning Permission \*

Council Tax Band D  
Local Authority - Walsall



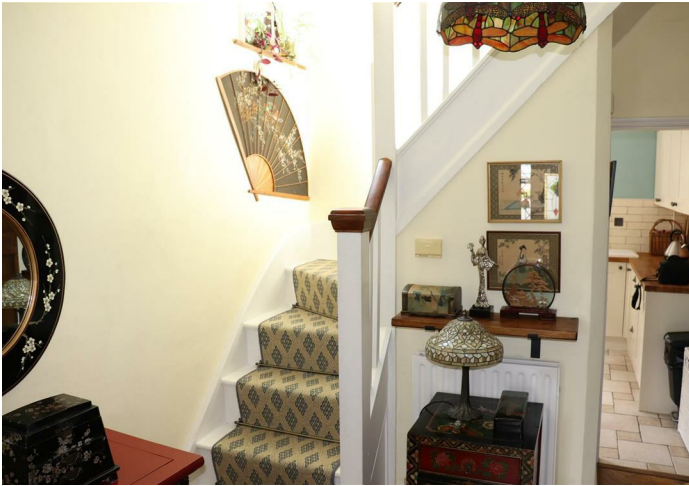
6-8 Beacon Buildings, Leighswood Road, Aldridge, WS9 8AA

Tele: 01922 45 44 04 E-mail: [enquiries@chrisfoster.co.uk](mailto:enquiries@chrisfoster.co.uk)

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



# 13 Wellington Road, Walsall



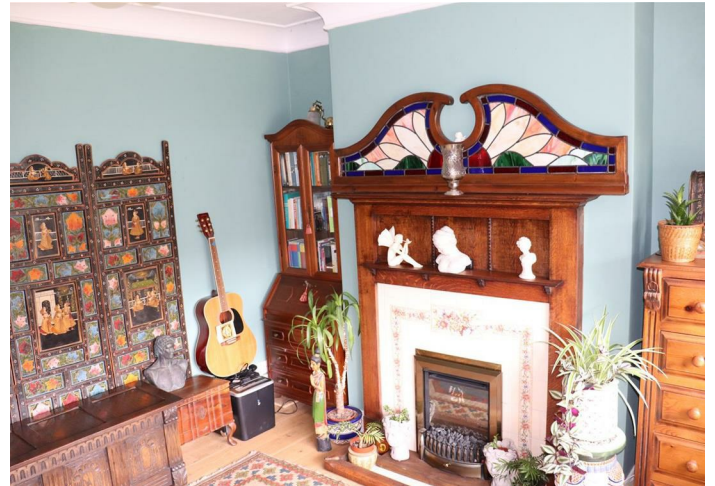
Reception Hall



Lounge



Lounge



Sitting / Dining Room



# 13 Wellington Road, Walsall



Dining Area



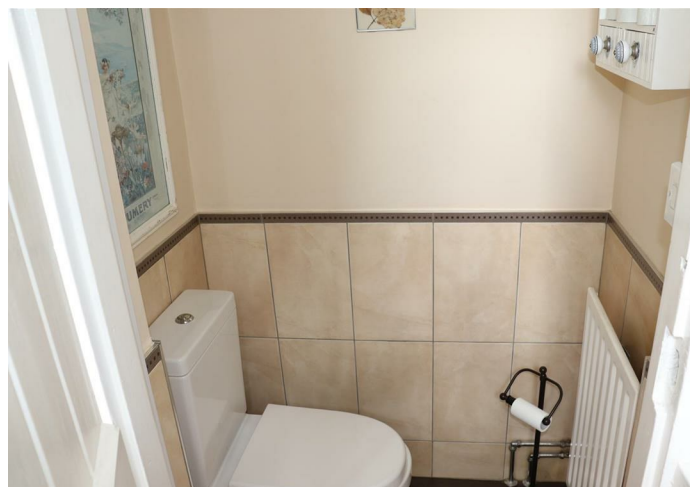
Luxury Fitted Kitchen



Luxury Fitted Kitchen

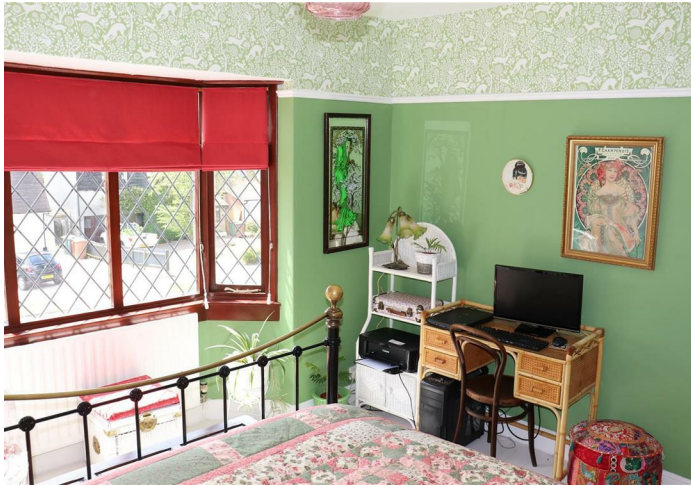


Utility



Guest Cloakroom

# 13 Wellington Road, Walsall



Bedroom One



Bedroom Two



Bedroom Three



Bathroom

# 13 Wellington Road, Walsall



Rear Garden



Rear Garden



Rear Garden



Rear Elevation

# 13 Wellington Road, Walsall

An internal inspection is highly recommended to begin to fully appreciate this particularly spacious, well presented extended semi detached family residence occupying this highly sought after location close to 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 7 of the M6 within 1 mile, and 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, Park Hall infant and junior school, 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**

having double glazed stained glass entrance door to front elevation and double glazed windows to front and side elevation, ceiling light point, central heating radiator, and hard wood flooring.

## **RECEPTION HALL**

having entrance door and window to front elevation, ceiling light point, central heating radiator and hard wood flooring.

## **LOUNGE**

3.94m x 3.66m (into bay) (12'11 x 12'00 (into bay) )

having double glazed bay window to front elevation, ceiling light point and two wall lights, ceiling coving, central heating radiator, feature electric fireplace and hard wood flooring.

## **SITTING / DINING ROOM**

6.17m x 3.33m (20'03 x 10'11)

having PVCu double glazed bi-folding doors and sky light to rear elevation, ceiling light point, two wall lights, ceiling coving, two central heating radiators, electric feature fireplace, and partial hard wood flooring.

## **LUXURY FITTED KITCHEN**

3.00m x 2.72m (9'10 x 8'11)

having PVCu double glazed window to side elevation and door and window to rear elevation, ceiling light point, central heating radiator, range of fitted wall, base units and drawers, working surfaces with inset ceramic bowl and half sink having mixer tap over, built in electric double oven and hob having stainless steel extractor canopy over, integrated fridge, under stair pantry access, and tiled flooring.

# 13 Wellington Road, Walsall

## UTILITY

1.85m x 1.24m (6'01 x 4'01)

having door to side elevation and windows to side and rear elevation, ceiling light point, central heating radiator, space and plumbing for washing machine and freezer, vanity wash hand basin having mixer tap over, and tiled flooring.

## GUEST CLOAKROOM

having ceiling light point, central heating radiator, WC, and tiled flooring.

## FIRST FLOOR LANDING

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

## BEDROOM ONE

3.61m (into bay) x 3.56m (11'10 (into bay) x 11'08)

having double glazed bay window to front elevation, ceiling light point, central heating radiator, built in wardrobes and wooden flooring.

## BEDROOM TWO

3.43m (plus robes) x 3.33m (11'03 (plus robes) x 10'11)

having PVCu double glazed window to rear elevation, ceiling light point, central heating radiator, vanity sink, and built in wardrobes.

## BEDROOM THREE

2.74m x 2.18m (9'00 x 7'02)

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

## BATHROOM

having double glazed frosted window to front elevation, ceiling light point, heated towel rail, WC, pedestal sink having mixer tap over, panelled bath having mixer tap over, shower enclosure with sliding doors having electric shower fitted, extractor fan, loft access, and tiled walls.

## OUTSIDE

### GARAGE

4.11m x 2.18m (13'06 x 7'02)

having double opening doors to front elevation and ceiling light point.

### FORE GARDEN

having tarmac driveway, lawned area, mature shrubs and plant borders.

### LARGE MATURE REAR GARDEN

having slabbed patio area, lawned area with feature pond, fenced borders with mature bushes, shrubs and trees, and two useful sheds.

## 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

## **13 Wellington Road, Walsall**

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.



# 13 Wellington Road, Walsall



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		56	
(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 <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			
England & Wales		EU Directive 2002/91/EC	