

CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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5 Argyle Road, Walsall, WS4 2EX Guide Price £295,000

A particularly spacious, extended, semi detached family residence that offers tremendous potential for further extensions and improvement situated in this sought after residential location and within easy reach of local amenities.

* Canopy Porch * Reception Hall * Guest Cloakroom * Through Lounge/Dining Room * Extended Breakfast/Kitchen * Three Bedrooms * Bathroom * Side Garage & Extensive Off Road Parking * Private Rear Garden * Gas Central Heating System * PVCu Double Glazing * No Upward Chain

Council Tax Band D
Local Authority - Walsall



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



5 Argyle Road, Walsall



Reception Hall



Guest Cloakroom



Through Lounge/Dining Room



Dining Area



Fitted Breakfast/Kitchen

5 Argyle Road, Walsall



Fitted Breakfast/Kitchen



Fitted Breakfast/Kitchen



Bedroom One



Bedroom One



Bedroom Two

5 Argyle Road, Walsall



Bedroom Two



Bedroom Three



Bathroom



Rear Garden



Rear Garden



Front Elevation

5 Argyle Road, Walsall

An internal inspection is essential to begin to appreciate the full potential offered by this particularly spacious, extended semi detached residence that offers tremendous scope for further extension and improvement. The property is situated in a sought after residential location within easy reach of local amenities including Walsall Arboretum and town centre.

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:

CANOPY PORCH

leading to:

RECEPTION HALL

frosted glass panelled entrance door, central heating radiator and ceiling light point.

GUEST CLOAKROOM

having WC, ceiling light point and extractor fan.

THROUGH LOUNGE/DINING ROOM

7.16m x 3.38m max (23'6 x 11'1 max)

PVCu double glazed window to front elevation and sliding patio door leading to the rear gardens, feature fireplace, two central heating radiators and two ceiling light points,

EXTENDED FITTED BREAKFAST/KITCHEN

5.18m x 3.28m (17'0 x 10'9)

PVCu double glazed windows to the rear and side elevations, door leading to the rear gardens, range of wall, base units and drawers, tiled working surfaces with inset single drainer sink having mixer tap over, built in "Neff" oven and grill, separate "Indesit" hob, two central heating radiators, five ceiling light points, space and plumbing for washing machine, space for fridge/freezer and useful pantry off.

FIRST FLOOR LANDING

PVCu double glazed frosted window to side elevation, ceiling light point and loft access.

BEDROOM ONE

3.96m x 3.05m (13'0 x 10'0)

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

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BEDROOM TWO

3.23m x 3.12m (10'7 x 10'3)

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

BEDROOM THREE

2.67m x 2.29m (8'9 x 7'6)

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

BATHROOM

2.31m x 2.24m (7'7 x 7'4)

PVCu double glazed frosted window to front elevation, panelled bath with electric "Triton" shower over and tiled surround, vanity wash hand basin with storage cupboard below, WC, central heating radiator, ceiling light point and airing cupboard off housing the "Vaillant" central heating boiler.

OUTSIDE

SIDE GARAGE

4.50m x 2.44m (14'9 x 8'0)

double opening doors to front, two fluorescent strip lights and power.

DEEP FORE GARDEN

with tarmac driveway providing extensive off road parking, lawn, mature well stocked borders and shrubs, outside light and gated side access leading to:

PRIVATE REAR GARDEN

paved patio, shaped lawn, well stocked borders, trees and shrubs and additional rear paved area with greenhouse.

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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC		