

CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

View all our properties at: www.chrisfoster.co.uk



23 Elizabeth Road, Walsall, WS5 3PF Offers Over £715,000

A particularly spacious and extremely well presented detached dormer bungalow that has been considerably extended and improved, occupying an excellent corner position in this highly sought after residential location close to local amenities.

* Fully Enclosed Porch * Reception Hall * Guest Cloakroom * Lounge * Sitting Room * Dining Room * Superb Open Plan Dining/Kitchen/Family Room * Second Kitchen/Utility * Four Double Bedrooms * Three En Suites * Family Bathroom * Garage & Extensive Off Road Parking * Gas Central Heating System * PVCu Double Glazing

Council Tax Band F
Local Authority - Walsall



6-8 Beacon Buildings, Leighswood Road, Aldridge, WS9 8AA
Tele: 01922 45 44 04 E-mail: enquiries@chrisfoster.co.uk

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



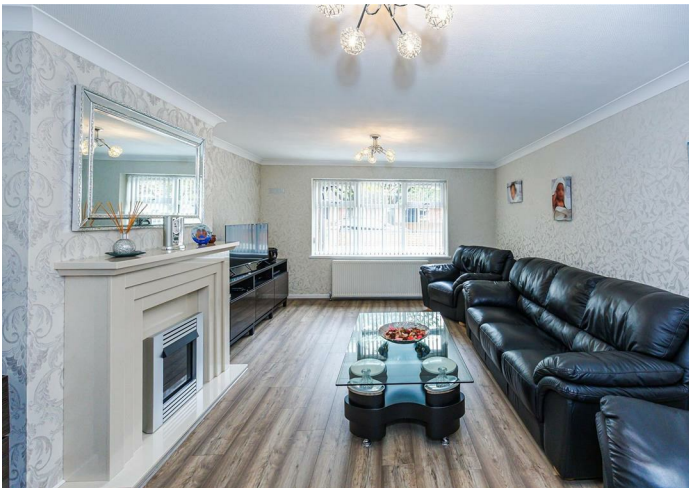
23 Elizabeth Road, Walsall



Fully Enclosed Porch



Reception Hall



Lounge



Dining Room



23 Elizabeth Road, Walsall



Sitting Room



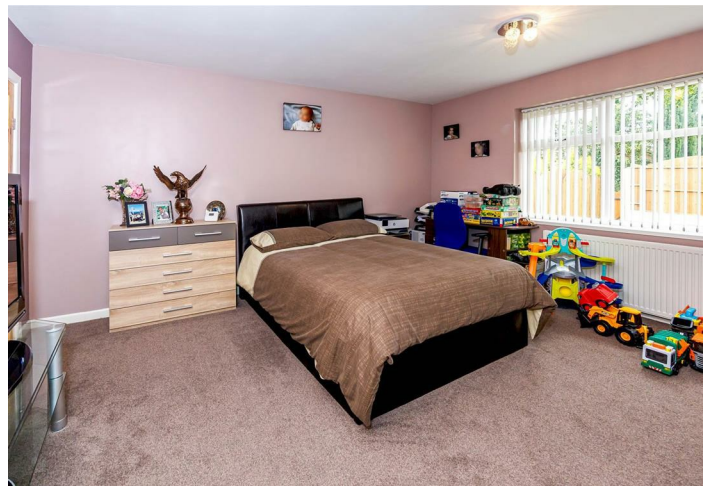
Guest Cloakroom



Superb Dining/Kitchen/Family Room



Utility/Second Kitchen



Bedroom Four

23 Elizabeth Road, Walsall



En Suite



First Floor Landing



Bedroom One



En Suite



Bedroom Two



En Suite

23 Elizabeth Road, Walsall



Bedroom Three



Bathroom



Bathroom



Side Garden



Main Garden and Garage



23 Elizabeth Road, Walsall

An internal inspection is essential for the discerning purchaser to begin to fully appreciate this particularly spacious and extremely well presented detached dormer bungalow. The property has been considerably extended to provide an excellent sized family home and occupies a sweeping corner position in this highly sought after residential 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 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 double opening doors to front elevation, tiled floor, two ceiling spotlights and two wall light points.

RECEPTION HALL

PVCu double glazed entrance door, laminate floor covering, four ceiling light points, two central heating radiators and storage cupboard off.

GUEST CLOAKROOM

PVCu double glazed frosted window to rear elevation, WC, vanity wash hand basin with storage cupboard below, tiled floor, ceiling light point and extractor fan.

LOUNGE

6.32m x 4.04m (20'9 x 13'3)

PVCu double glazed window to front elevation, feature fireplace, laminate floor covering, central heating radiator and two ceiling light points.

DINING ROOM

4.19m x 2.74m (13'9 x 9'0)

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

SITTING ROOM

5.26m x 3.58m min (17'3 x 11'9 min)

PVCu double glazed windows to the front and side elevations, central heating radiator and two ceiling light points.

23 Elizabeth Road, Walsall

SUPERB DINING/KITCHEN/FAMILY ROOM

7.72m x 4.95m (25'4 x 16'3)

PVCu double glazed window to the front elevation, PVCu double glazed double opening doors lead to the gardens, central heating radiator, two additional modern vertical central heating radiators, tiled floor, two ceiling light points, additional ceiling spotlights, range of luxury fitted wall, base units and drawers, working surfaces with matching up stands and inset stainless steel single drainer sink having mixer tap over, built in electric double oven, five ring gas hob with extractor canopy over, space for American style fridge/freezer, central island incorporating breakfast bar with additional units and drawers below and integrated dishwasher.

SECOND KITCHEN/UTILITY

4.37m x 1.78m (14'4 x 5'10)

PVCu double glazed window to side elevation, PVCu double glazed door to rear, range of fitted wall, base units and drawers, working surfaces with tiled surround and inset stainless steel single drainer sink having mixer tap over, space for cooker, space for fridge/freezer, space and plumbing for washing machine, space for tumble dryer, central heating radiator, tiled floor and ceiling light point.

BEDROOM FOUR

4.52m x 4.22m (14'10 x 13'10)

PVCu double glazed window to side elevation, central heating radiator and two ceiling light points.

EN SUITE BATHROOM

PVCu double glazed frosted window to rear elevation, panelled bath with overhead and hand held shower attachments, shower screen fitted, pedestal wash hand basin, WC, tiled floor, central heating radiator, ceiling light point and extractor fan.

FIRST FLOOR LANDING

double glazed sky light window, two ceiling light points, central heating radiator and under eaves storage.

BEDROOM ONE

4.75m x 4.62m (15'7 x 15'2)

PVCu double glazed windows to the front and side elevations, two ceiling light points and central heating radiator.

DRESSING ROOM/WALK IN WARDROBE OFF

EN SUITE SHOWER ROOM

double glazed skylight window, corner shower enclosure, WC, pedestal wash hand basin, tiled floor, ceiling light point, extractor fan and central heating radiator.

BEDROOM TWO

6.22m max x 4.98m (20'4" max x 16'4")

PVCu double glazed windows to front and side elevations, central heating radiator and two ceiling light points.

EN SUITE SHOWER ROOM

double glazed sky light window, double shower enclosure, pedestal wash hand basin, WC, tiled floor, central heating radiator, ceiling light point and extractor fan.

BEDROOM THREE

4.42m x 4.32m (14'6 x 14'2)

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

23 Elizabeth Road, Walsall

FAMILY BATHROOM

3.51m x 2.77m (11'6 x 9'1)

PVCu double glazed frosted window to front elevation, free standing bath with side mixer tap and shower attachments fitted, separate shower enclosure, vanity wash hand basin with storage cupboards below, WC, additional storage cupboards, tiled floor, two ceiling light points, modern vertical central heating radiator and extractor fan.

OUTSIDE

DETACHED SIDE GARAGE

WIDE FORE GARDEN

having block paved driveway and additional gravelled area providing extensive off road parking, shrubs, fencing and access to:

SIDE GARDEN

with paved patio area, twin lawns, timber fencing and useful shed.

ADDITIONAL SIDE GARDEN

having gated access, lawn and timber fencing.

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.

23 Elizabeth Road, Walsall

