

# CHRIS FOSTER & Daughter

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## 43 Gloucester Road, Walsall, WS5 3PL Guide Price £595,000

A spacious well planned extended five bedroom detached family residence situated within this highly sought after residential location.

\* Reception Hall \* Guest Cloakroom \* Lounge \* Dining Room \* Kitchen / Diner \* Utility \* Five Bedrooms - Master with En Suite \* Bathroom \* Separate WC \* Garage \* CCTV System \* Burglar Alarm \* Gas Central Heating System \* PVCu Double Glazing \*

Council Tax Band E  
Local Authority - Walsall



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



# 43 Gloucester Road, Walsall



Reception Hall



Guest Cloakroom



Lounge



Lounge



# 43 Gloucester Road, Walsall



Fitted Kitchen / Diner



Fitted Kitchen / Diner



Dining Room



Utility

# 43 Gloucester Road, Walsall



Bedroom One



En Suite



Bedroom Two



Bedroom Three



Bedroom Four

# 43 Gloucester Road, Walsall



Bedroom Five



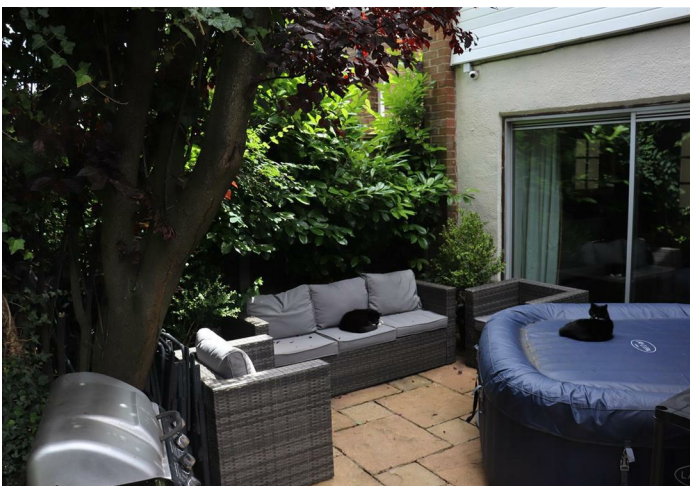
Bathroom



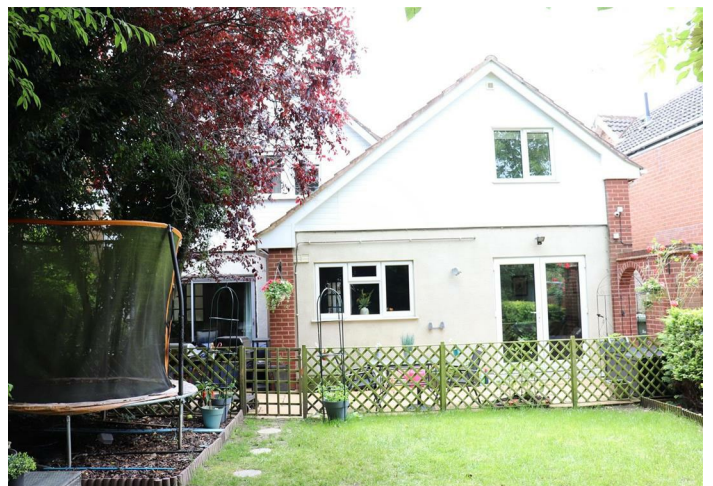
Bathroom



Rear Garden



Rear Garden



Rear Elevation

# 43 Gloucester Road, Walsall

An internal inspection is highly recommended to begin to fully appreciate this spacious well planned extended five bedroom detached family residence situated within this highly sought after residential location.

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 property is also within catchment of the popular Park hall Infant and junior school. A neighbourhood watch also operates within the area and conduct visible patrols on a regular basis.

The town enjoys all the usual leisure and cultural activities and is fortunate also in having excellent cricket, rugby, hockey and golf clubs. Within a short walk of the Arboretum extension. A Fish and Chip shop, convenience store, Florist and Co-op are all within short walking distance, along with local Toby Carvery restaurant and The Longhorn public house.

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

## **RECEPTION HALL**

having PVCu double glazed frosted door and window to front elevation, PVCu double glazed window to side elevation, inset ceiling spot lights, ceiling coving, central heating radiator, storage cupboard off and laminate flooring.

## **GUEST CLOAKROOM**

having ceiling light point, central heating radiator, WC, vanity wash hand basin having mixer tap over, and extractor fan.

## **LOUNGE**

4.67m x 4.37m (15'04 x 14'04)

having PVCu double glazed bow window to front elevation, four wall lights, ceiling coving, central heating radiator, and feature coal effect electric fireplace.

## **KITCHEN / DINER**

6.10m (max) x 5.59m (max) (20'00 (max) x 18'04 (max))

having PVCu double glazed french doors to rear elevation, PVCu double glazed windows to side and rear elevation, inset ceiling spotlights and under cabinet lighting, two central heating radiators, range of fitted wall, base units and drawers, working surfaces with tiled splash backs and inset bowl and half drainer sink having mixer tap over and waste disposal below, range electric oven with gas hob and extractor canopy over, built in fridge and dishwasher, and tiled flooring.

## **DINING ROOM**

4.04m x 3.61m (13'03 x 11'10)

having double glazed patio doors to rear elevation, ceiling light point, ceiling coving and central heating radiator.

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## UTILITY

3.51m x 3.07m (11'06 x 10'01)

having PVCu double glazed window and door to side elevation, two ceiling light points, central heating radiator, fitted base units, working surface with tiled splash backs and inset stainless steel drainer sink, space and plumbing for washing machine, tumble dryer and fridge freezer, and tiled flooring.

## FIRST FLOOR LANDING

having inset ceiling spot lights, ceiling coving and loft access

## BEDROOM ONE

4.70m x 3.07m (15'05 x 10'01)

having PVCu double glazed window to rear elevation, ceiling light point, central heating radiator, loft access and walk in wardrobe off.

## EN SUITE

having velux window to side elevation, inset ceiling spotlights, heated towel rail, vanity unit sink having mixer tap over, WC, panelled bath having mixer tap and electric 'Triton' shower fitted over with shower screen, shaver point and extractor fan.

## BEDROOM TWO

3.84m (plus robes) x 3.63m (12'07 (plus robes) x 11'11)

having PVCu double glazed window to front elevation, inset ceiling spot lights, ceiling coving, central heating radiator, and built in wardrobes.

## BEDROOM THREE

4.01m (max) x 3.61m (13'02 (max) x 11'10)

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

## BEDROOM FOUR

4.37m x 2.51m (14'04 x 8'03)

having PVCu double glazed window to front elevation, ceiling light point, central heating radiator, storage cupboard off and laminate flooring.

## BEDROOM FIVE

3.15m (max) x 2.97m (max) (10'04 (max) x 9'09 (max))

having PVCu double glazed window to front elevation, two ceiling light points, central heating radiator, built in wardrobes and laminate flooring.

## BATHROOM

having PVCu double glazed frosted window to rear elevation, inset ceiling spot lights, heated towel rail, vanity unit sink having mixer tap over, panelled jacuzzi bath having mixer tap and shower attachment over, shower cubicle enclosure with electric 'Triton' shower fitted, storage cupboard off, extractor fan, and tiled walls and flooring.

## SEPARATE WC

having ceiling light point, WC and extractor fan.

## OUTSIDE

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## **GARAGE**

4.95m x 2.62m (16'03 x 8'07)

having up and over door to front elevation, two ceiling light points, and wall mounted 'Ideal' central heating boiler.

## **FORE GARDEN**

having tarmacadam driveway, lawned area with mature plants and shrub borders.

## **SECLUDED REAR GARDEN**

having large wrap around slabbed patio area to rear and side of lawn, lawned area, mature trees, plants and shrubs, side access to front and summer house.

## **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.



# 43 Gloucester Road, Walsall



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

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