

# CHRIS FOSTER & Daughter

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## 20 Lake Avenue, Walsall, WS5 3PA Guide Price £615,000

A particularly spacious, extended traditional style detached family residence, occupying a generous sized plot in this sought after residential location and within easy reach of local amenities.

\* Fully Enclosed Porch \* Reception Hall \* Guest Cloakroom \* Extended Through Lounge \* Separate Extended Dining Room \* Modern Fitted Breakfast/Kitchen \* Utility \* 4 Bedrooms - One En Suite \* Modern Family Bathroom \* 2 Garages \* Ample Off Road Parking \* Gas Central Heating \* PVCu Double Glazing \* Intruder Alarm and CCTV \* No Upward Chain

Council Tax Band F  
Local Authority - Walsall



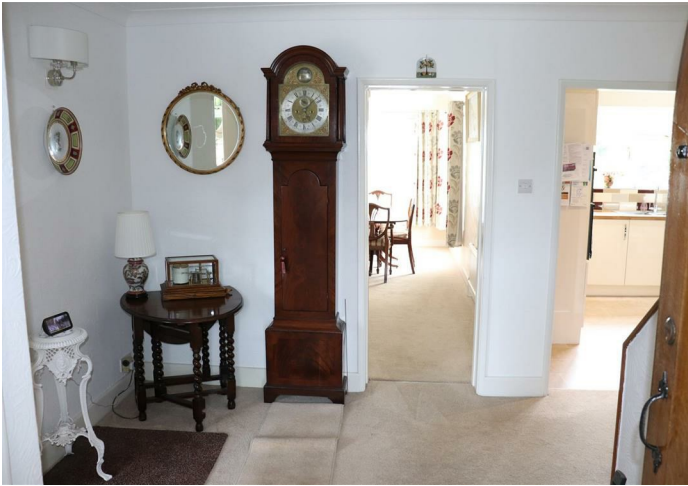
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Company Number: 11253248



# 20 Lake Avenue, Walsall



Reception Hall



Guest Cloakroom



Extended Through Lounge



Extended Dining Room



Modern Fitted Breakfast/Kitchen

# 20 Lake Avenue, Walsall



Modern Fitted Breakfast/Kitchen



First Floor Landing



Bedroom One



En Suite Shower Room



# 20 Lake Avenue, Walsall



Bedroom Two



Bedroom Three



Bedroom Four

# 20 Lake Avenue, Walsall



Modern Bathroom



Modern Bathroom



Large Rear Garden



Large Rear Garden



Rear Elevation

# 20 Lake Avenue, Walsall

An internal inspection is highly recommended for the discerning purchaser to begin to fully appreciate this particularly spacious, extended traditional style detached family residence, that occupies a generous sized plot in this sought after residential location and within easy reach of 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 well presented 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 door to front elevation and ceiling light point.

## **RECEPTION HALL**

feature arched entrance door with frosted leaded glass panel, two central heating radiators, two wall light points and under stairs storage cupboard.

## **GUEST CLOAKROOM**

PVCu double glazed frosted window to front elevation, wc, vanity wash hand basin with storage cupboard below, central heating radiator, ceiling light point and half tiled walls.

## **EXTENDED THROUGH LOUNGE**

9.70m x 3.66m (31'10 x 12')

PVCu double glazed bow window to front elevation and PVCu double glazed double opening doors to rear, additional frosted glass arched window to side, feature stone fireplace, three central heating radiators, two ceiling light points, six wall light points and access to:

## **EXTENDED DINING ROOM**

5.92m x 2.57m (19'5 x 8'5)

two PVCu double glazed windows to rear elevation, two central heating radiators and two ceiling light points.

## **MODERN FITTED BREAKFAST/KITCHEN**

3.71m x 3.66m (12'2 x 12')

PVCu double glazed window to rear elevation, range of modern cream high gloss wall, base units and drawers, working surfaces with tiled surround and inset stainless steel single drainer sink having mixer tap over, built in electric 'NEFF' oven and grill, integrated microwave, gas hob with stainless steel extractor canopy over, integrated dishwasher, space for fridge/freezer, inset ceiling spot lights, 'Karndean' flooring and central heating radiator.

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## UTILITY

2.13m x 1.22m (7' x 4')

PVCu double glazed frosted window to rear elevation, working surfaces with inset stainless steel circular sink having mixer tap over, fitted abse units, ceiling light point, space for washing machine and tumble drier.

## FIRST FLOOR LANDING

PVCu double glazed window to front elevation, two wall light points, central heating radiator, loft access and airing cupboard off.

## BEDROOM ONE

4.52m x 3.73m (14'10 x 12'3)

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

## EN SUITE SHOWER ROOM

shower enclosure with electric shower fitted, vanity wash hand basin with storage cupboard below, wc, tiled walls, chrome heated towel rail, ceiling light point and extractor fan.

## BEDROOM TWO

4.52m x 3.81m (14'10 x 12'6)

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

## BEDROOM THREE

3.71m x 2.72m (12'2 x 8'11)

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

## BEDROOM FOUR

3.28m x 2.72m (10'9 x 8'11)

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

## MODERN BATHROOM

PVCu double glazed frosted window to rear elevation, panelled bath with shower attachment over, separate shower enclosure, vanity wash hand basin with storage cupboard below, additional vanity wall unit and lighting, tiled walls and floor, ceiling spot lights, chrome heated towel rail and central heating radiator.

## SEPARATE WC

PVCu double glazed frosted window to side elevation, wc, tiled walls, half tiled walls and ceiling light point.

## OUTSIDE

### GARAGE ONE

8.89m x 2.34m (29'2 x 7'8)

fluorescent strip lights, power, wall mounted 'Worcester' central heating boiler and PVCu double glazed door to rear garden.

### GARAGE TWO

4.83m x 2.54m (15'10 x 8'4)

light and power.

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## **FORE GARDEN**

block paved driveway providing ample off road parking, lawn and shrubs.

## **LARGE REAR GARDEN**

paved patio area, lawn, mature borders, trees and shrubs, outside lighting and useful garden shed.

## **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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