

# CHRIS FOSTER & Daughter

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## 107 Pomeroy Road, Great Barr, B43 7LP Guide Price £309,950

A particularly spacious, extended and well presented traditional style family residence occupying an excellent position in this sought after residential location close to local amenities.

\* Fully Enclosed Porch \* Reception Hall \* Guest Cloakroom \* Impressive Through Lounge/Dining Room \* Extended Fitted Kitchen \* Three Bedrooms \* Bathroom \* Recessed Garage \* Gas Central Heating System \* PVCu Double Glazing \* No Upward Chain

Council Tax Band C  
Local Authority - Walsall



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Company Number: 11253248



# 107 Pomeroy Road, Great Barr



Reception Hall



Through Lounge/Dining Room



Through Lounge/Dining Room



Through Lounge/Dining Room



Extended Fitted kitchen

# 107 Pomeroy Road, Great Barr



Guest Cloakroom



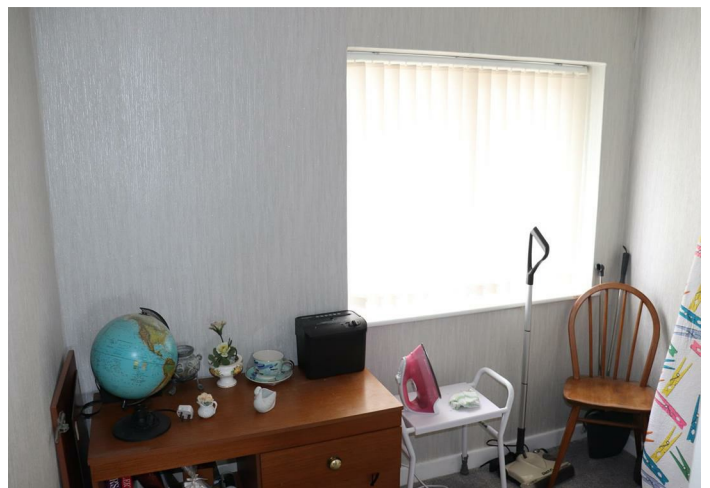
First Floor Landing



Bedroom One



Bedroom Two



Bedroom Three

# 107 Pomeroy Road, Great Barr



Bathroom



Rear Garden



Rear Garden



Rear Elevation

# 107 Pomeroy Road, Great Barr

An internal inspection is highly recommended to begin to fully appreciate this particularly spacious, extended, traditional style semi detached family residence that occupies an excellent position in this sought after residential location close to local amenities.

The property is well situated close to excellent schools for children of all ages including Meadow View JMI, Pheasey Park Farm Primary and Barr Beacon School whilst local shopping facilities are also nearby together with frequent public transport services.

Commuters will find that the M6 Junction 7 is within a short driving distance which gives further access to the M5, M42 and M6 Toll Road increasing accessibility to all main centres of the Midlands conurbation.

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 sliding patio door to front elevation, tiled floor and wall light point.

## **RECEPTION HALL**

having entrance door, central heating radiator and ceiling light point.

## **GUEST CLOAKROOM**

PVCu double glazed frosted window to side elevation, WC, wash hand basin, central heating radiator and ceiling light point.

## **THROUGH LOUNGE/DINING ROOM**

7.80m x 3.51m (25'7 x 11'6)

PVCu double glazed bay window to front elevation, PVCu double glazed sliding patio door leads to the rear gardens, feature fireplace with gas coal effect fire fitted, two ceiling light points and two central heating radiators.

## **EXTENDED FITTED KITCHEN**

5.18m x 2.74m (17'0 x 9'0)

PVCu double glazed window to rear elevation, PVCu double glazed door leading to the rear gardens, range of fitted wall, base units and drawers, working surfaces with tiled surround and inset stainless steel single drainer sink having mixer tap over, breakfast bar, built in "Bosch" electric double oven and gas hob with extractor canopy over, space and plumbing for washing machine and dishwasher, space for fridge and freezer, central heating radiator and fluorescent strip light.

## **FIRST FLOOR LANDING**

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

## **BEDROOM ONE**

4.04m x 2.95m (13'3 x 9'8)

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

## **BEDROOM TWO**

3.05m x 2.95m (10'0 x 9'8)

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

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## **BEDROOM THREE**

2.44m x 2.44m (8'0 x 8'0)

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

## **BATHROOM**

PVCu double glazed frosted window to rear elevation, panelled bath, pedestal wash hand basin, WC, walk in shower enclosure, tiled walls, ceiling light point and central heating radiator.

## **OUTSIDE**

### **FORE GARDEN**

having lawn, side borders, brick boundary wall and shared driveway leads to:

### **RECESSED GARAGE**

5.44m x 2.62m (17'10 x 8'7)

with up and over door to front, PVCu double glazed window to side, light and power.

### **GOOD SIZED REAR GARDEN**

paved patio and path, lawned areas with mature borders, trees and shrubs, security light, outside tap, summer house, ornamental pond and gated side access.

## **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.

# 107 Pomeroy Road, Great Barr



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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		