

CHRIS FOSTER & Daughter

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509 Sutton Road, Walsall, WS5 3AX Guide Price £575,000

A superbly appointed and considerably improved and extended traditional style detached family residence occupying an excellent position on a private slip road in this sought after residential location close to local amenities.

* Fully Enclosed Porch * Reception Hall * Guest Cloakroom * Lounge * Superb Open Plan Dining/Kitchen/Family Room * Utility * Three Bedrooms * Luxury Bathroom * Garage & Off Road Parking * Good Sized Plot * Gas Central Heating System * PVCu Double Glazing

Council Tax Band E
Local Authority - Walsall

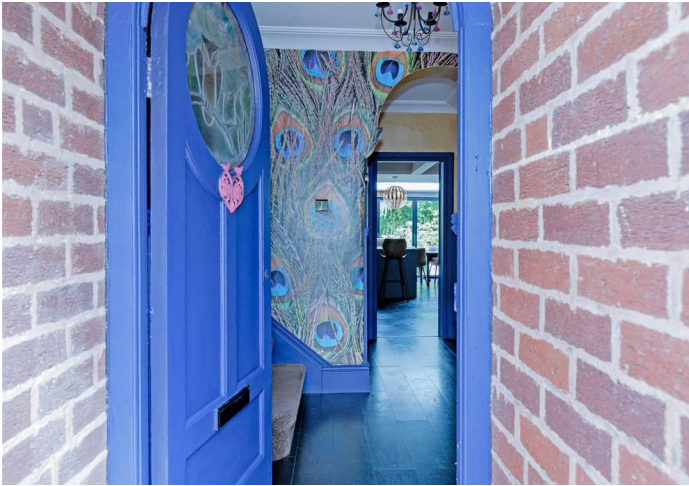


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Company Number: 11253248



509 Sutton Road, Walsall



Porch Entrance



Reception Hall



Guest Cloakroom



Lounge

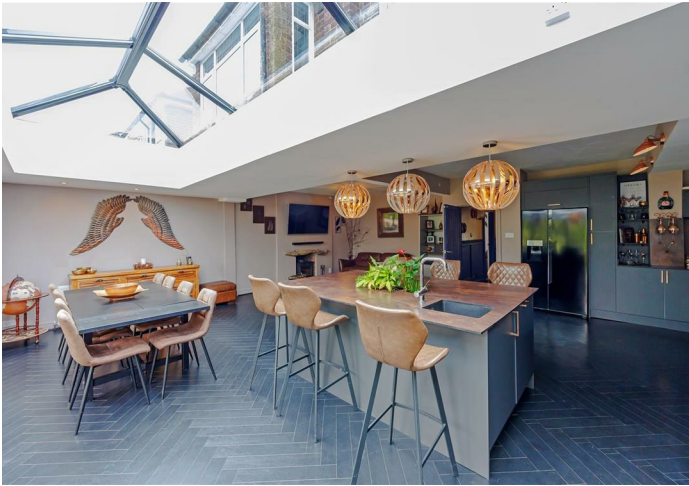


Lounge



Dining/Kitchen/Family Room

509 Sutton Road, Walsall



Dining/Kitchen/Family Room



Dining/Kitchen/Family Room



Utility



Utility



First Floor Landing

509 Sutton Road, Walsall



Bedroom One



Bedroom Two



Bedroom Three



Bedroom Three



Luxury Bathroom

509 Sutton Road, Walsall



Luxury Bathroom



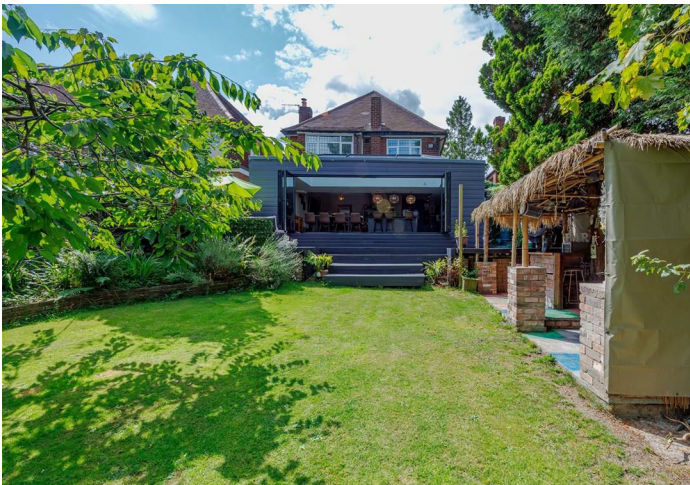
Rear Deck



Rear Garden



Outside Bar Area



Rear Elevation



Front Elevation

509 Sutton Road, Walsall

An internal inspection is essential to begin to fully appreciate this superbly appointed, considerably improved and extended, traditional style detached family residence that occupies an excellent position on a private slip road in this highly 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 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, tiled floor and ceiling light point.

RECEPTION HALL

having feature arched entrance door with stained glass panel, PVCu double glazed window to side elevation, ceiling light point and central heating radiator.

GUEST CLOAKROOM

stained glass window to side elevation, WC, vanity wash hand basin and ceiling light point.

LOUNGE

4.19m x 3.66m (13'9 x 12'0)

PVCu double glazed bay window to front elevation with fitted shutters, feature fireplace, ceiling light point and central heating radiator.

SUPERB OPEN PLAN DINING/KITCHEN/FAMILY ROOM

7.85m x 6.96m (25'9 x 22'10)

having bi-fold doors opening onto the rear gardens, orangery roof over dining area, feature recessed fireplace with log burner, four ceiling light points and additional spotlights, central heating radiator, range of luxury fitted wall, base units and drawers, working surfaces, space for range style cooker, central island incorporating breakfast bar with inset sink having mixer tap over, further units below, integrated wine cooler, space for American style fridge/freezer and door leading to:

UTILITY

4.50m x 1.83m (14'9 x 6'0)

door leads to the rear gardens, range of fitted units, working surface with inset single drainer sink, integrated dishwasher, space and plumbing for washing machine, central heating radiator, ceiling light point and access to the garage.

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FIRST FLOOR LANDING

PVCu double glazed window to front elevation, two ceiling light points, loft access and airing cupboard off.

BEDROOM ONE

3.66m x 3.58m plus wardrobes (12'0 x 11'9 plus wardrobes)

PVCu double glazed bay window to front elevation, additional PVCu double glazed window to side, range of fitted wardrobes, vertical central heating radiator and ceiling light point.

BEDROOM TWO

4.75m x 3.89m (15'7 x 12'9)

PVCu double glazed bay window to rear elevation, additional PVCu double glazed window to side, fitted wardrobes, central heating radiator and two ceiling light points.

BEDROOM THREE

2.97m x 2.77m (9'9 x 9'1)

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

LUXURY BATHROOM

PVCu double glazed frosted window to side elevation, Victorian style free standing bath with mixer tap and shower attachment fitted, vanity wash hand basin with storage cupboard below, WC, separate shower enclosure, tiled walls and floor, heated towel rail and ceiling light point.

OUTSIDE

SIDE GARAGE

FORE GARDEN

having driveway providing ample off road parking, additional paved area and shrubs.

GOOD SIZED REAR GARDEN

having timber deck with steps down to lawned area having mature borders, trees and shrubs and outside bar area.

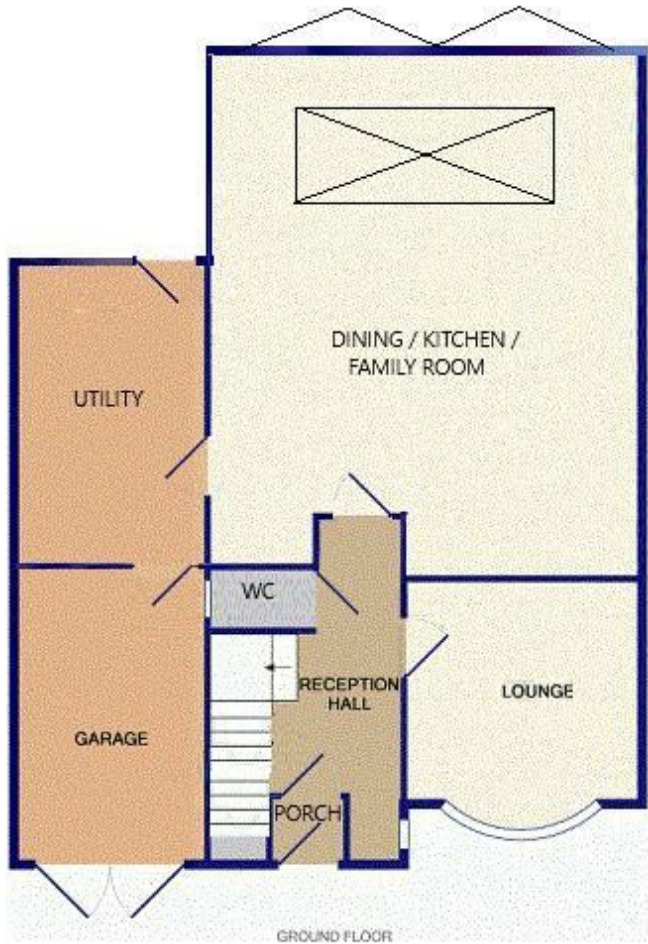
GENERAL INFORMATION

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.

509 Sutton Road, Walsall



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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		