

CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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



19 School Street, Shelfield, WS4 1QG Guide Price £235,000

An extremely well presented, extended, modern, semi detached family residence situated in this sought after residential location close to local amenities.

*Fully Enclosed Porch * Side Entry * Reception Hall * Extended Lounge/Dining Room * Luxury Fitted Kitchen * Three Bedrooms * Modern Bathroom * Integral Garage & Off Road Parking * Gas Central Heating System * PVCu Double Glazing * No Upward Chain

Council Tax Band B
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



19 School Street, Sheffield



Extended Lounge/Dining Room



Extended Lounge/Dining Room



Luxury Fitted Kitchen



Luxury Fitted Kitchen

19 School Street, Sheffield



Bedroom One



Bedroom One



Bedroom Two

19 School Street, Sheffield



Bedroom Three



Modern Bathroom



Rear Garden

19 School Street, Sheffield

An internal inspection is highly recommended to begin to fully appreciate this particularly well presented, extended, modern, semi detached family residence situated in a sought after residential location and within easy reach of local amenities.

Schools for children of all ages are readily available including Sheffield Sports & Community College, St Francis of Assisi Catholic Technology College and the highly regarded Queen Mary's Grammar school for boys and High school for girls at Walsall.

Regular and frequent public transport services are provided to Walsall, Brownhills, Aldridge, Lichfield and neighbouring town centres where more comprehensive facilities can be found.

Commuters will find that junction 10 of the M6 motorway is within 3 miles which provides further access to the M6 Toll road, M5, M54 and M42 motorways.

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

FULLY ENCLOSED PORCH/SIDE ENTRY

PVCu double glazed doors to the front and rear elevations, laminate floor covering, two ceiling light points, three skylight windows and door leading to:

RECEPTION HALL

having laminate floor covering, ceiling light point and central heating radiator.

EXTENDED LOUNGE/DINING ROOM

5.03m x 4.95m (16'6 x 16'3)

PVCu double glazed double opening doors lead to the rear gardens, feature fireplace with modern electric fire fitted and side plinths, two ceiling light points and two central heating radiators.

LUXURY FITTED BREAKFAST/KITCHEN

5.11m x 2.51m (16'9 x 8'3)

PVCu double glazed window to front elevation, range of luxury fitted wall, base units and drawers, working surfaces with tiled surround and inset stainless steel single drainer sink having mixer tap over, built in "Bosch" electric oven, microwave and induction hob with stainless steel extractor canopy over, tiled floor, ceiling spotlights, central heating radiator, integrated fridge/freezer and washing machine and under stairs storage cupboard off.

FIRST FLOOR LANDING

ceiling light point and airing cupboard off.

BEDROOM ONE

4.29m x 3.58m plus wardrobes (14'1 x 11'9 plus wardrobes)

two PVCu double glazed windows to rear elevation, fitted wardrobes, central heating radiator and ceiling light point.

BEDROOM TWO

3.35m x 2.57m (11'0 x 8'5)

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

19 School Street, Sheffield

BEDROOM THREE

3.35m x 2.41m (11'0 x 7'11)

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

MODERN BATHROOM

PVCu double glazed frosted window to side elevation, panelled bath with electric "Triton" shower over and side mixer tap with shower attachment fitted, vanity wash hand basin with storage cupboard below, WC, tiled walls, chrome heated towel rail, ceiling light point and loft access.

OUTSIDE

INTEGRAL GARAGE

4.88m x 2.44m (16'0 x 8'0)

with electric roller door.

FORE GARDEN

having block paved driveway, lawn and side borders.

REAR GARDEN

having paved patio, lawn, attractive borders and shrubs, pear, apple and plum trees, security light, timber fencing and useful 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.

19 School Street, Sheffield



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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC		