

# CHRIS FOSTER & Daughter

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## 16 Wheat Hill, Orchard Hills, Walsall, WS5 3DB Guide Price £295,000

A spacious semi detached family residence occupying a quiet cul-de-sac position in this highly sought after residential location close to local amenities.

\* Fully Enclosed Porch \* Reception Hall \* Open Plan Lounge/Dining Room \* Fitted Kitchen \* 3 Bedrooms \* Luxury Re-Fitted Family Bathroom \* Recessed Garage and Car Port \* Gas Central Heating \* PVCu Double Glazing \* No Upward Chain

Council Tax Band C  
Local Authority - Walsall



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Company Number: 11253248



# 16 Wheat Hill, Orchard Hills



Lounge/Dining Area



Lounge/Dining Area



Kitchen



Bedroom One



# 16 Wheat Hill, Orchard Hills



**Bedroom One**



**Bedroom Two**



**Bedroom Three**



**Bathroom**



**Bathroom**



**Rear Garden**

# 16 Wheat Hill, Orchard Hills

An internal inspection is highly recommended to begin to fully appreciate this spacious semi detached family residence occupying a quiet cul-de-sac position in this highly sought after residential location close to local amenities, including Walsall Arboretum which is a rural retreat at the heart of Walsall town centre. First opened in 1874, it now spans 170 acres and includes Hatherton lake, the country park and the extension. The park includes gardens, green spaces, play areas, and sports facilities.

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**

leading to:

## **RECEPTION HALL**

entrance door, central heating radiator and ceiling light point.

## **LOUNGE**

4.90m x 2.90m (16'1 x 9'6)

PVCu double glazed door and window to rear elevation, recessed fireplace with log burner, laminate floor covering, two ceiling light points and large storage cupboard off.

## **OPEN PLAN DINING AREA**

4.11m x 2.31m (13'6 x 7'7)

PVCu double glazed door and window to side elevation, central heating radiator, ceiling light point and access to:

## **FITTED KITCHEN**

2.77m x 2.01m (9'1 x 6'7)

PVCu double glazed window to front elevation, range of fitted wall, base units and drawers, space for cooker, fridge/freezer and washing machine, ceiling light point and working surface with inset stainless steel single drainer sink.

## **FIRST FLOOR LANDING**

ceiling light point, loft access and airing cupboard off housing the central heater boiler.

## **BEDROOM ONE**

4.06m x 3.02m (13'4 x 9'11)

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

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## **BEDROOM TWO**

3.33m x 3.02m (10'11 x 9'11)

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

## **BEDROOM THREE**

2.92m x 1.83m (9'7 x 6')

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

## **LUXURY RE-FITTED FAMILY BATHROOM**

PVCu double glazed frosted window to front elevation, energy efficient spotlights installed, extractor fan and suite comprising: panelled bath with shower over and shower screen fitted, vanity wash hand basin with storage cupboard below, wc., tiled walls and floor and chrome heated towel rail.

## **FORE GARDEN**

having lawn with side borders and driveway leading to:

## **CAR PORT**

with up and over door and access to:

## **RECESSED GARAGE**

4.90m x 2.44m (16'1 x 8')

## **REAR GARDEN**

crazy paved patio, lawn and timber fencing.

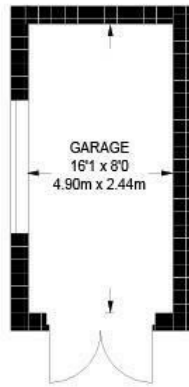
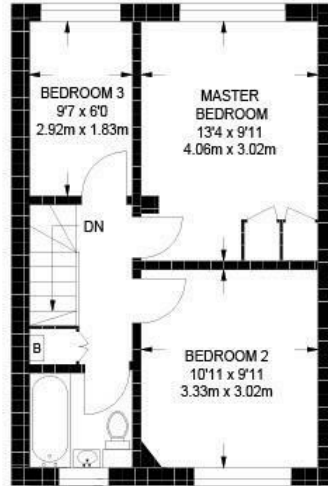
## **GENERAL INFORMATION**

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.

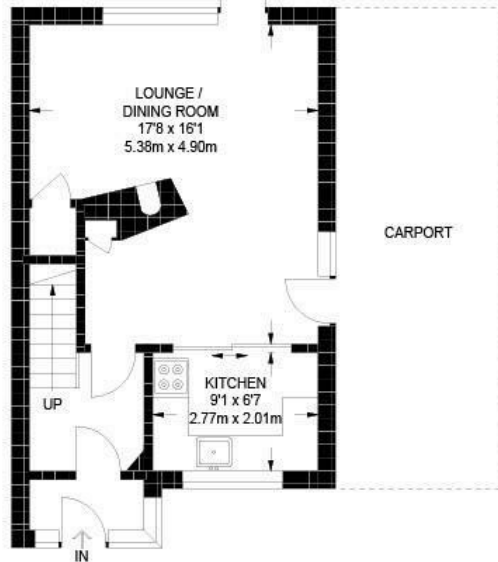
**FIXTURES AND FITTINGS** All items specified in these sales particulars pass with the property. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Buyers are advised to obtain verification from 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.

# 16 Wheat Hill, Orchard Hills



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

**OUTBUILDING**  
128 SQ FT / 12.0 SQ M



**APPROXIMATE GROSS INTERNAL AREA**  
947 SQ FT / 88.0 SQ M

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	