

CHRIS FOSTER & Daughter

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60 Grange Crescent, Sheffield WS4 1NS Guide Price £215,000

A charming mid town house residence, that occupies a quiet position in this sought after location close to local amenities.

* Reception Hall * Lounge * Fitted Kitchen * Utility * Three Bedrooms * Bathroom * Separate WC * Enclosed Rear Garden * Off Road Parking * Gas Central Heating System * PVCu Double Glazing * No Upward Chain *

Council Tax Band A
Local Authority - Walsall



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Company Number: 11253248



60 Grange Crescent, Sheffield



Lounge



Fitted Kitchen



Fitted Kitchen



Utility

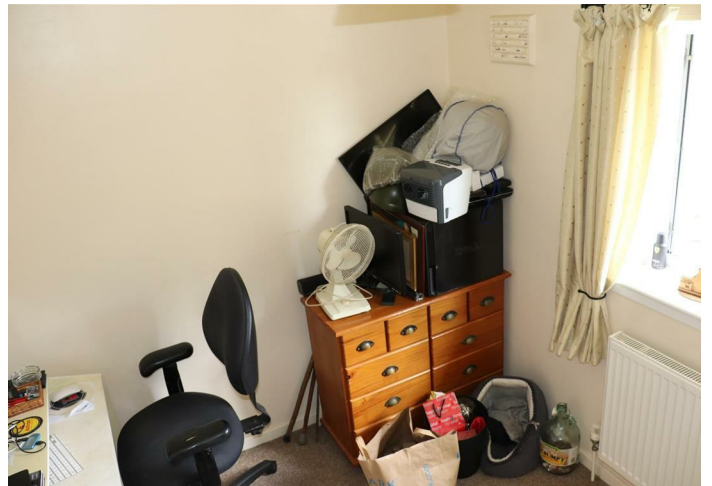
60 Grange Crescent, Sheffield



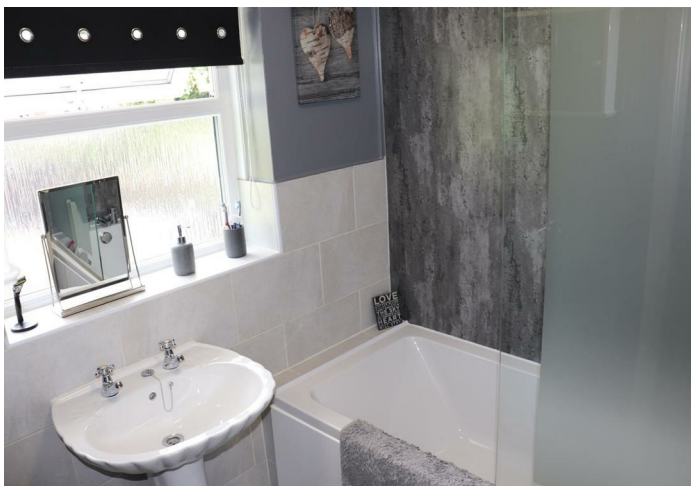
Bedroom One



Bedroom Two



Bedroom Three



Bathroom



Rear Garden

60 Grange Crescent, Sheffield



Rear Garden



Rear Elevation

60 Grange Crescent, Sheffield

An internal inspection is highly recommended to begin to fully appreciate this charming mid town house residence, that occupies a quiet position in this sought after location close to 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:

RECEPTION HALL

having PVCu double glazed frosted door to front elevation, ceiling light point and central heating radiator.

LOUNGE

5.49m x 3.51m (18'00 x 11'06)

having PVCu double glazed bow window to front, PVCu double glazed french doors and windows to rear elevation, two ceiling light points, central heating radiator and feature fireplace with gas fire fitted.

FITTED KITCHEN

3.81m x 3.61m (12'06 x 11'10)

having PVCu double glazed door and window to rear elevation, inset ceiling spot lights, range of fitted wall, base units and drawers, working surfaces with inset stainless steel bowl and half drainer sink having mixer tap over and tiled splash backs, built in electric double oven and hob having stainless steel extractor canopy over, space and plumbing for washing machine and fridge/freezer, central heating radiator and tiled flooring.

SIDE ENTRY

having PVCu double glazed frosted door to front elevation, ceiling light point and storage cupboard off.

UTILITY

2.49m x 1.50m (8'02 x 4'11)

having PVCu double glazed windows to rear elevation and PVCu double glazed door and window to side elevation, wall light and space for freezer and tumble dryer.

FIRST FLOOR LANDING

having ceiling light point, airing cupboard off housing wall mounted 'Worcester' central heating combination boiler and loft access.

BEDROOM ONE

3.56m x 3.02m (11'08 x 9'11)

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

60 Grange Crescent, Shelfield

BEDROOM TWO

3.61m x 2.69m (11'10 x 8'10)

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

BEDROOM THREE

2.62m x 2.36m (8'07 x 7'09)

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

BATHROOM

having PVCu double glazed frosted window to rear elevation, ceiling light point, panelled bath having mixer tap over, fitted shower screen and multi-jet shower fitted over having aqua panelled walls, pedestal sink and central heating radiator.

SEPARATE WC

having PVCu double glazed frosted window to rear elevation, ceiling light point and WC.

OUTSIDE

FORE GARDEN

having tarmac driveway, lawned area with mature shrubs and bushes and fenced borders.

REAR GARDEN

having slabbed patio area, lawned area with fenced borders and useful shed.

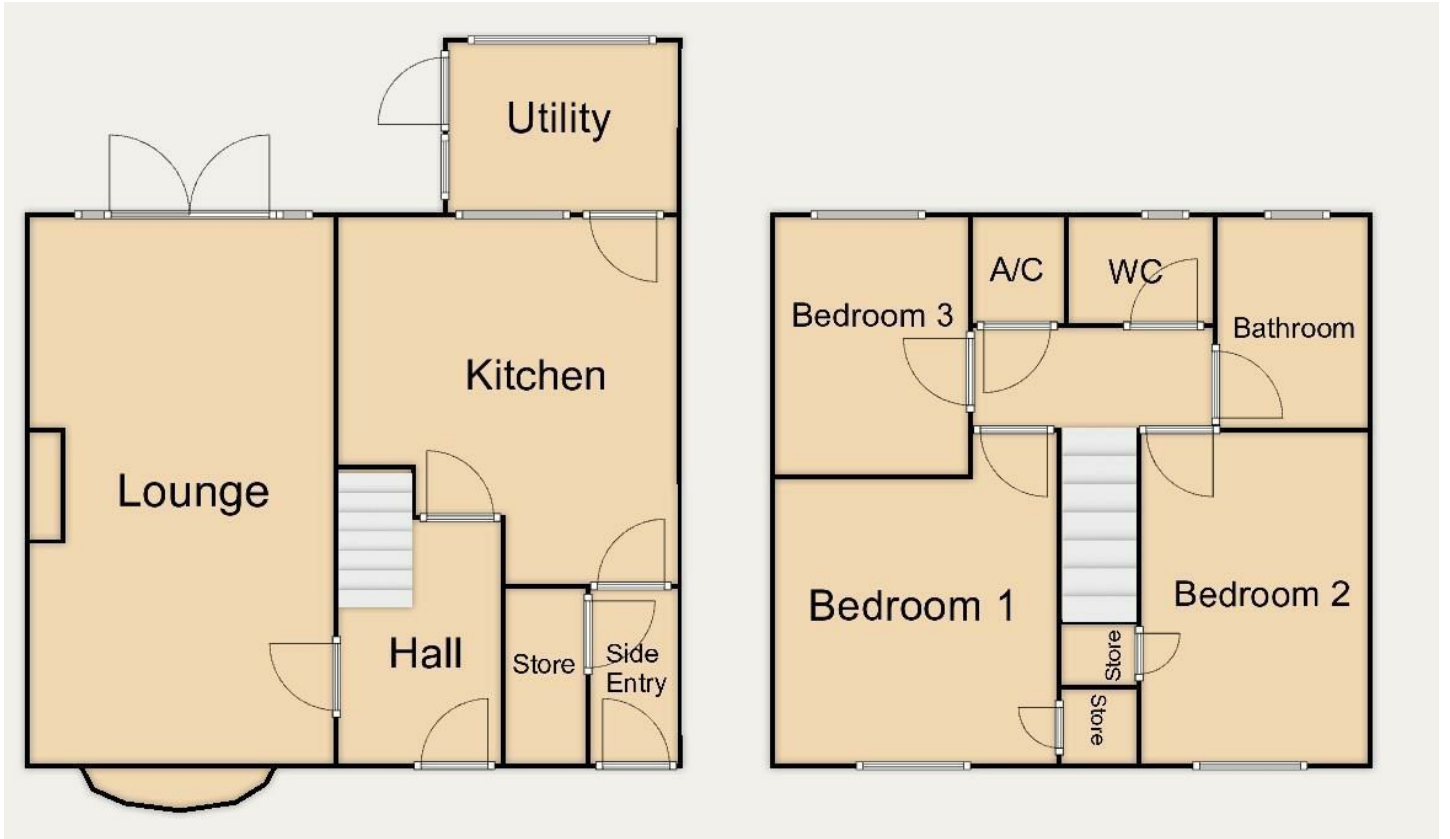
GENERAL INFORMATION

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.

60 Grange Crescent, Sheffield



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		