

CHRIS FOSTER & Daughter

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55 Tantarra Street, Walsall, WS1 2HU Guide Price £169,950

A well presented and deceptively spacious, end terraced residence, situated in a popular residential location within easy reach of local amenities including Walsall Arboretum and town centre.

* CASH BUYERS ONLY * Lounge * Dining Room * Cellar * Fitted Kitchen * Ground Floor Shower Room * 3 Bedrooms * Gas Central Heating * Partial PVCu Double Glazing * No Upward Chain

Council Tax Band A
Local Authority - Walsall



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Chris Foster & Daughter Limited – Registered in England and Wales
Company Number: 11253248



55 Tantarra Street, Walsall



Lounge



Dining Room



Fitted Kitchen

55 Tantarra Street, Walsall



Ground Floor Shower Room



Bedroom One



Bedroom One



Bedroom Two



Bedroom Two



55 Tantarra Street, Walsall



Bedroom Three



Rear Garden

55 Tantarra Street, Walsall

An internal inspection is highly recommended to begin to fully appreciate this well presented and deceptively spacious, end terraced residence, that is situated in a popular residential location within easy reach of local amenities including Walsall Arboretum and town centre. The property has been declined for mortgage purposes due to the fact that it is adjacent to commercial premises, therefore, we are seeking cash buyers.

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 partial PVCu double glazing, briefly comprises the following:

LOUNGE

3.94m x 3.68m (12'11 x 12'1)

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

INNER LOBBY

with access to:

CELLAR

DINING ROOM

3.96m x 3.66m (13' x 12')

window to rear elevation, laminate floor covering, ceiling light point and central heating radiator.

FITTED KITCHEN

3.96m x 2.36m (13' x 7'9)

window to side elevation, range of fitted wall, base units and drawers, working surfaces with inset stainless steel single drainer sink, built in gas oven and hob, space for fridge/freezer, space and plumbing for washing machine, tiled floor, fluorescent strip light and wall mounted 'Baxi' central heating boiler housed in matching unit.

REAR LOBBY

door leading to the rear gardens, tiled floor and storage cupboard off.

GROUND FLOOR SHOWER ROOM

PVCu double glazed frosted window to rear elevation, double shower enclosure with electric 'Triton' shower fitted, pedestal wash hand basin, wc, tiled floor, ceiling light point and central heating radiator.

FIRST FLOOR LANDING

loft access and doors leading to:

55 Tantarra Street, Walsall

BEDROOM ONE

5.26m x 3.73m (17'3 x 12'3)

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

BEDROOM TWO

4.32m x 3.71 (14'2" x 12'2")

window to rear elevation, ceiling light point, central heating radiator and storage cupboard off.

BEDROOM THREE

3.91m x 2.46m (12'10 x 8'1)

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

OUTSIDE

REAR GARDEN

paved patio area, lawn, well stocked borders, trees and shrubs, timber fencing, additional rear paved area and shed and shared gated alley access from the front.

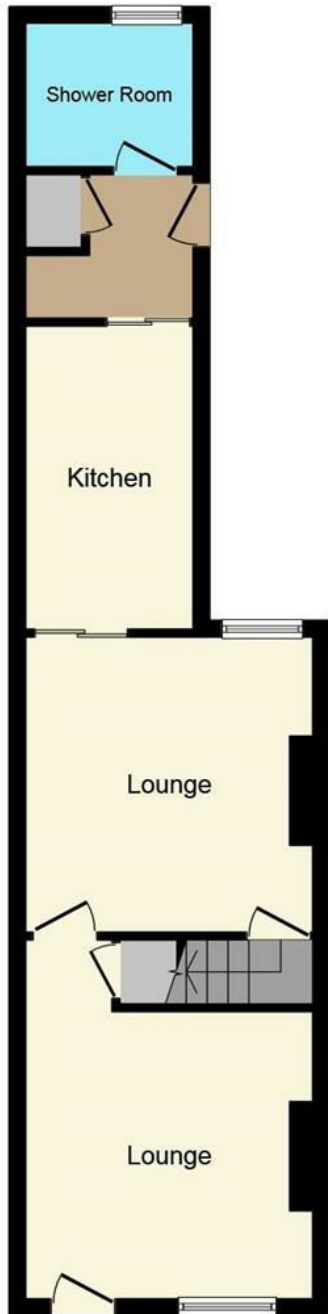
GENERAL INFORMATION

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.

55 Tantarra Street, Walsall



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	
(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		