

CHRIS FOSTER & Daughter

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40 Commonside, Brownhills, WS8 7AY Guide Price £215,000

An extremely well maintained and presented, three bedroomed, end town house residence situated in a popular residential location close to local amenities.

* Canopy Porch * Reception Hall * Impressive Through Lounge/Dining Room * Luxury Fitted Kitchen * Three Bedrooms * Luxury Shower Room * Off Road Parking * Gas Central Heating System * PVCu Double Glazing

Council Tax Band B
Local Authority - Walsall



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Company Number: 11253248



40 Commonsides, Brownhills



Reception Hall



Lounge/Dining Room



Lounge/Dining Room



Luxury Fitted Kitchen



40 Commonsides, Brownhills



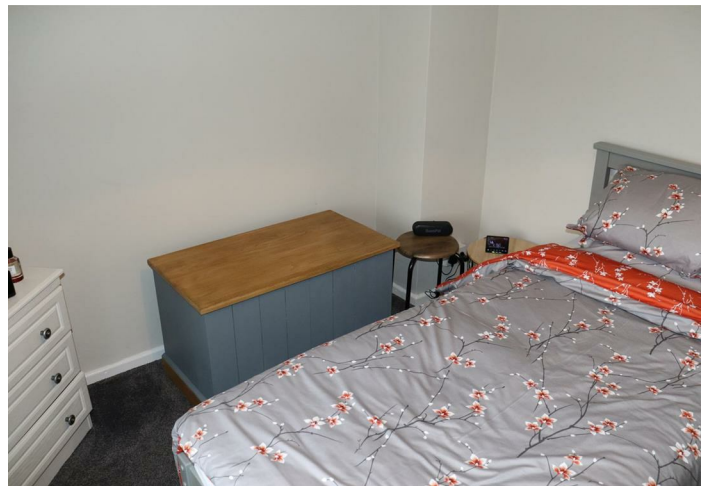
First Floor Landing



Bedroom One



Bedroom One



Bedroom Two

40 Commonsides, Brownhills



Bedroom Three



Luxury Shower Room



Luxury Shower Room



Rear Garden



Rear Garden



40 Commonsides, Brownhills

An internal inspection is essential to begin to fully appreciate this extremely well maintained and presented, three bedroomed, end town house residence that is situated in a popular residential location and within easy reach of local amenities.

Brownhills High Street enjoys all main shopping facilities including a Tesco store together with regular and frequent public transport services to Walsall, Cannock and Lichfield.

The A5 trunk and M6 Toll Roads are within 2 miles giving further access to the M6, M5, M42 and M54 thus bringing all centres of the West Midlands conurbation within easy commuting distance.

A splendid range of schools for children of all ages is readily available including Shire Oak Academy, Brownhills School and St Francis of Assisi Catholic Technology College at Aldridge.

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

CANOPY PORCH

leading to:

RECEPTION HALL

PVCu double glazed entrance door, central heating radiator, ceiling light point, laminate floor covering and under stairs storage cupboard off.

IMPRESSIVE THROUGH LOUNGE/DINING ROOM

6.93m x 3.91m (22'9 x 12'10)

PVCu double glazed windows to the front and rear elevations, feature fireplace with gas coal effect fire fitted, grey laminate flooring, two central heating radiators and ceiling spotlights.

LUXURY FITTED KITCHEN

3.58m x 2.24m (11'9 x 7'4)

PVCu double glazed door and window to the rear elevation, range of luxury fitted wall, base units and drawers, working surfaces with matching upstands and inset single drainer sink having mixer tap over, built in "Bosch" electric oven, microwave and induction hob with extractor canopy over, integrated fridge and freezer, space and plumbing for washing machine, central heating radiator, tiled floor, ceiling spotlights, wall mounted "Worcester" central heating boiler housed in matching unit.

FRIST FLOOR LANDING

PVCu double glazed window to side elevation, ceiling light point and airing cupboard off.

BEDROOM ONE

3.89m x 2.90m min (12'9 x 9'6 min)

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

BEDROOM TWO

3.96m x 2.90m (13'0 x 9'6)

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

BEDROOM THREE

2.87m x 2.29m (9'5 x 7'6)

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

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LUXURY SHOWER ROOM

PVCu double glazed frosted window to rear elevation, walk in shower enclosure with overhead and handheld shower attachments, vanity wash hand basin and WC unit with storage cupboards below, heated towel rail, ceiling light point and extractor fan.

OUTSIDE

FORE GARDEN

having block paved driveway providing off road parking, lawn and gated side access leads to:

REAR GARDEN

with paved patio area and path, lawn, shrubs, outside tap, security light, additional lighting and useful shed.

GENERAL INFORMATION

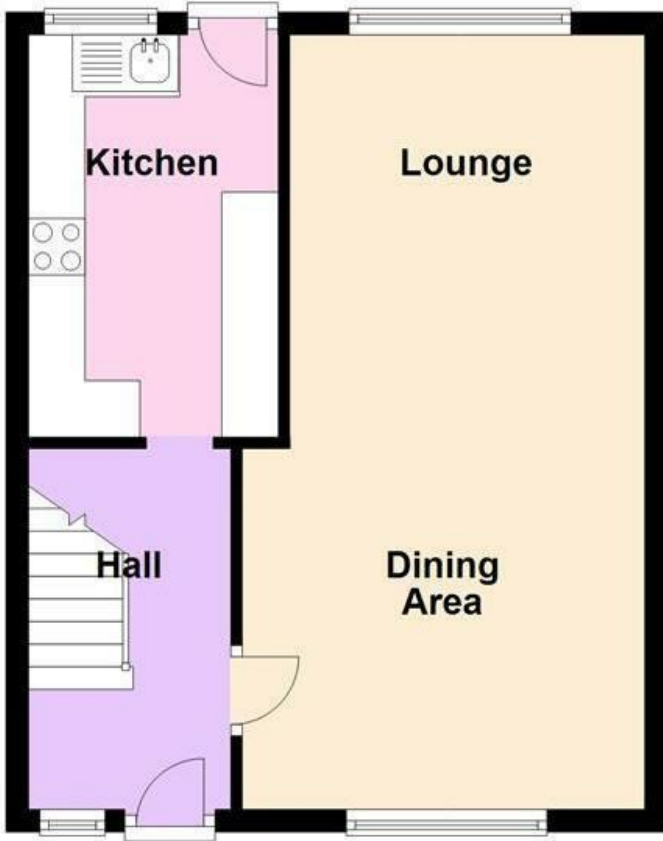
We understand the property is Freehold with vacant possession upon completion.

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.

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Ground Floor



First Floor

