

CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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75 Liskeard Road, Walsall, WS5 3ES Offers Over £435,000

A superbly appointed and particularly spacious, extended detached family residence occupying an excellent position in this highly sought after residential location close to local amenities.

* Reception Hall * Lounge * Extended Dining/Sitting Room * Extended Luxury Fitted Dining/Kitchen * Utility * Ground Floor Shower Room * Three Bedrooms * Luxury Bathroom * Side Garage & Off Road Parking * Gas Central Heating System * PVCu Double Glazing

Council Tax Band D
Local Authority - Walsall



6-8 Beacon Buildings, Leighwood 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



75 Liskeard Road, Walsall



Reception Hall



Impressive Lounge



Extended Dining/Sitting Room

Extended Luxury Dining/Kitchen

75 Liskeard Road, Walsall



Extended Luxury Dining/Kitchen



Utility



Ground Floor Shower Room



Ground Floor Shower Room



First Floor Landing

75 Liskeard Road, Walsall



Bedroom One



Bedroom One



Bedroom Two



Bedroom Two

75 Liskeard Road, Walsall



Bedroom Three



Luxury Bathroom



Luxury Bathroom



Luxury Bathroom



Rear Garden

75 Liskeard Road, Walsall

An internal inspection is essential to begin to fully appreciate this superbly appointed and particularly spacious, extended, detached family residence that occupies an excellent position in this highly sought after residential location and within easy reach of local amenities.

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 Park Hall Infant Academy, 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:

RECEPTION HALL

composite entrance door, tiled floor, central heating radiator, ceiling light point and fitted understairs storage.

IMPRESSIVE LOUNGE

5.87m x 4.06m (19'3 x 13'4)

PVCu double glazed window to front elevation, feature fireplace with gas coal effect fire fitted, ceiling light point, two wall light points, two central heating radiators and double opening doors leading to:

EXTENDED DINING/SITTING ROOM

6.78m x 2.74m (22'3 x 9'0)

PVCu double glazed double opening doors leading to the rear gardens, additional skylight window, central heating radiator, ceiling light point and additional spotlights.

EXTENDED LUXURY FITTED DINING/KITCHEN

6.48m x 3.20m (21'3 x 10'6)

PVCu double glazed window to rear elevation, additional skylight window, tiled floor, central heating radiator, space for table and chairs, two ceiling light points, additional spotlighting, space for American style fridge/freezer, range of luxury fitted cream high gloss wall, base units and drawers, solid wood working surfaces with tiled surround and inset stainless steel single drainer sink, built in electric double oven, gas hob with stainless steel extractor canopy over.

UTILITY

4.27m max x 2.21m (14'0 max x 7'3)

PVCu double glazed door leading to the rear gardens, central heating radiator, tiled floor, two ceiling light points. fitted wall and base units, working surface, inset gas hob with stainless steel extractor canopy over, space and plumbing for washing machine and space for tumble dryer.

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GROUND FLOOR SHOWER ROOM

PVCu double glazed frosted window to rear elevation, corner shower enclosure with electric "Triton" shower fitted, vanity wash hand basin and WC unit with storage cupboard below, tiled walls, chrome heated towel rail, ceiling light point and extractor fan.

FIRST FLOOR LANDING

PVCu double glazed frosted window to side elevation, ceiling light point, loft access and storage cupboard off.

BEDROOM ONE

4.57m x 3.99m (15'0 x 13'1)

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

BEDROOM TWO

3.12m x 3.10m (10'3 x 10'2)

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

BEDROOM THREE

3.18m x 1.98m (10'5 x 6'6)

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

LUXURY BATHROOM

2.84m x 1.80m (9'4 x 5'11)

two PVCu double glazed frosted windows to rear elevation, free standing bath with mixer tap and shower attachment fitted, vanity wash hand basin with storage drawer below, WC, separate shower enclosure with overhead and hand held shower attachments, tiled walls and floor, chrome heated towel rail and ceiling spotlights.

OUTSIDE

SIDE GARAGE

5.87m x 2.36m (19'3 x 7'9)

up and over door to the front, wall mounted "Vaillant" central heating boiler, light and power points.

FORE GARDEN

having "Creteprint" driveway providing ample off road parking and gated side access leads to:

REAR GARDEN

outside tap, security lighting, paved patio, lawn, shrubs and trees, timber fencing and large storage shed.

GENERAL INFORMATION

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

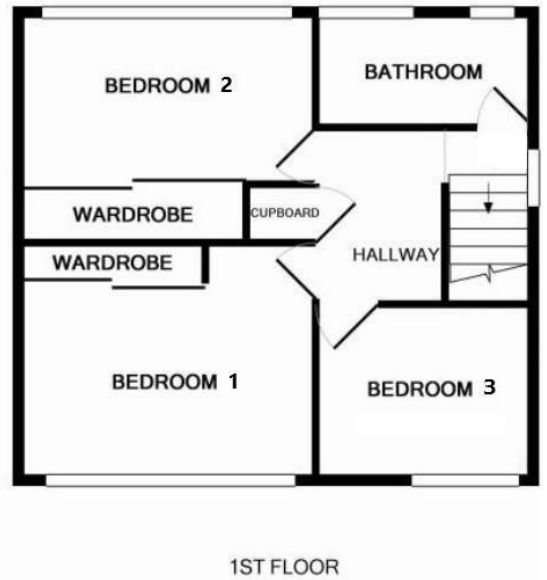
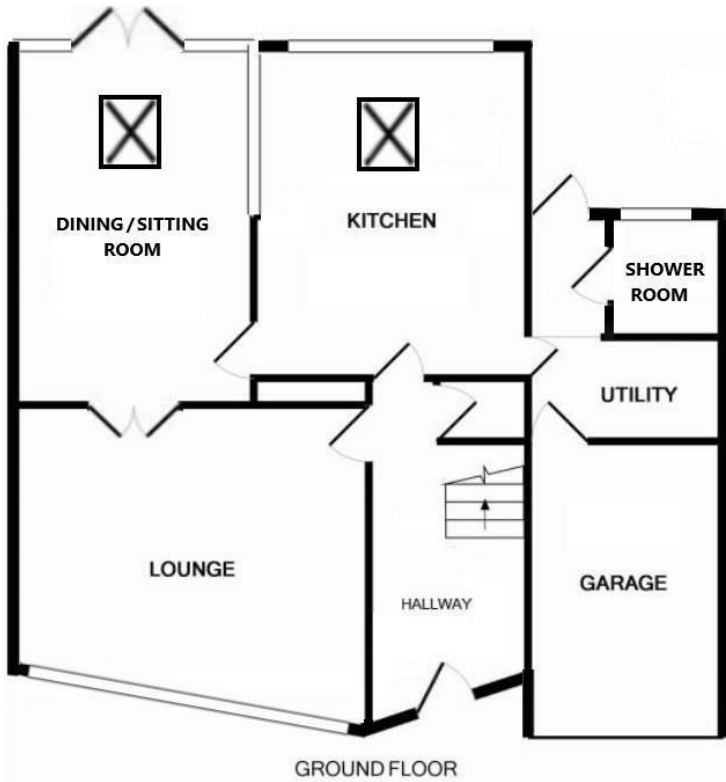
SERVICES All main services are connected together with telephone point subject to the usual regulations. A plentiful supply of power points are installed throughout the property.

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

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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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| 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 | 75 | 84 |

| 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 | | |