

CHRIS FOSTER & Daughter

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14 Grange Crescent, Sheffield, WS4 1NS Guide Price £239,950

A spacious extended well presented end town house residence conveniently situated in this popular residential location close to local amenities.

* Sitting/Dining Room * Lounge * Extended Breakfast/Kitchen * Utility * Ground Floor WC *
Three Bedrooms * Bathroom * Shower Room * Extensive Off Road Parking * Gas Central
Heating System * PVCu Double Glazing

Council Tax Band B
Local Authority - Walsall



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Company Number: 11253248



14 Grange Crescent, Sheffield



Sitting/Dining Room



Lounge



Lounge



Breakfast/Kitchen



Breakfast/Kitchen



Bedroom One

14 Grange Crescent, Sheffield



Bedroom Two



Bedroom Three



Bathroom



Shower Room



Rear Garden



View To Front Elevation

14 Grange Crescent, Sheffield

An internal inspection is highly recommended to begin to fully appreciate this spacious extended and well presented end town house residence that is conveniently situated within easy reach of 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:

SITTING/DINING ROOM

5.41m x 3.66m (17'9 x 12'0)

PVCu double glazed door and window to front elevation, feature fireplace with modern electric fire fitted, two ceiling light points, central heating radiator, understairs storage cupboard off and double opening doors leading to:

LOUNGE

6.17m x 3.51m (20'3 x 11'6)

PVCu double glazed bay window to front elevation, window to the rear, feature fireplace, three wall light points, laminate floor covering and central heating radiator.

EXTENDED BREAKFAST/KITCHEN

6.65m x 2.59m (21'10 x 8'6)

two PVCu double glazed windows to the rear elevation, range of fitted base units and drawers, working surfaces with inset stainless steel single drainer sink having mixer tap over, space for cooker and additional appliances, plumbing for dishwasher, central heating radiator, tiled floor, two fluorescent strip lights and access to:

UTILITY

8.31m x 2.54m max (27'3" x 8'3" max)

PVCu double glazed door and window to front elevation, door leading to the rear gardens, fluorescent strip light and plumbing for automatic washing machine.

GROUND FLOOR WC

PVCu double glazed window to front elevation and WC.

FIRST FLOOR LANDING

ceiling light point, loft access and airing cupboard off.

BEDROOM ONE

3.58m x 3.53m (11'9 x 11'7)

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

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BEDROOM TWO

3.53m x 2.69m (11'7 x 8'10)

PVCu double glazed windows to the front and side elevations, central heating radiator, ceiling light point and storage cupboard off.

BEDROOM THREE

2.84m x 2.36m (9'4 x 7'9)

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

BATHROOM

PVCu double glazed frosted window to rear elevation, panelled bath, WC, pedestal wash hand basin, central heating radiator, ceiling light point and extractor fan.

SHOWER ROOM

PVCu double glazed frosted window to rear elevation, shower enclosure and ceiling light point.

OUTSIDE

FORE GARDEN

having block paved frontage providing extensive off road parking and outside lighting.

REAR GARDEN

paved patio area, lawn and side borders.

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.

14 Grange Crescent, Sheffield



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC		