

# CHRIS FOSTER & Daughter

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## 51 Ganton Road, Bloxwich, WS3 3XQ Guide Price £375,000

An extremely well maintained and presented modern four bedroom detached family residence situated on the ever popular Turnberry Estate and within easy reach of local amenities.

\* Fully Enclosed Porch \* Reception Hall \* Guest Cloakroom \* Lounge \* Separate Dining Room  
\* Conservatory \* Modern Fitted Kitchen \* Utility \* Four Bedrooms \* Modern Shower Room \*  
Garage \* Attractive Gardens \* Gas Central Heating System \* PVCu Double Glazing \* No  
Upward Chain

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](mailto:enquiries@chrisfoster.co.uk)

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Company Number: 11253248



# 51 Ganton Road, Bloxwich



Guest Cloakroom



Lounge



Lounge



Dining Room



Conservatory



Fitted Kitchen

# 51 Ganton Road, Bloxwich



Utility



Bedroom One



Bedroom Two



Bedroom Three

# 51 Ganton Road, Bloxwich



Bedroom Four



Bathroom



Rear Garden



Rear Elevation

# 51 Ganton Road, Bloxwich

An internal inspection is essential to begin to fully appreciate this well maintained and presented, modern detached family residence that occupies an excellent position on the ever popular Turnberry Estate and within easy reach of local amenities.

Bloxwich High Street enjoys all main shopping facilities together with regular and frequent public transport services to Walsall, Cannock and Wolverhampton including the Metro rail link to Birmingham. Junction 10 of the M6 motorway is within 3 miles which gives further links to the M6 Toll Road, M5, M42, M40 and M54.

Schools for children of all ages are available including the highly regarded Academy, St Francis of Assisi Catholic Technology College at Aldridge and Queen Mary's Grammar school for boys and High school for girls at Walsall.

Sports and leisure facilities are in the area including the excellent Bloxwich Golf Club.

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

## **FULLY ENCLOSED PORCH**

PVCu double glazed double opening doors and window to front elevation, tiled floor and wall light point.

## **RECEPTION HALL**

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

## **GUEST CLOAKROOM**

PVCu double glazed frosted window to front elevation, WC, vanity wash hand basin with storage cupboard below, central heating radiator and ceiling light point.

## **IMPRESSIVE LOUNGE**

5.79m x 3.66m (19'0 x 12'0)

PVCu double glazed bay window to front elevation, feature fireplace with gas coal effect fire fitted, central heating radiator, two ceiling light points, three wall light points and access to:

## **DINING ROOM**

3.05m x 2.97m (10'0 x 9'9)

central heating radiator, ceiling light point and PVCu double glazed double opening doors leading to:

## **CONSERVATORY**

3.86m x 2.69m (12'8 x 8'10)

PVCu double glazed, double opening doors to rear elevation, tiled floor, central heating radiator and ceiling light/fan.

## **MODERN FITTED KITCHEN**

3.66m x 2.57m (12'0 x 8'5)

PVCu double glazed window to rear elevation, range of modern fitted wall, base units and drawers, working surfaces with tiled surround and inset stainless steel single drainer sink having mixer tap over, built in electric "Bosch" double oven, separate gas hob with extractor canopy over, breakfast bar, ceiling spotlights and door leading to:

# 51 Ganton Road, Bloxwich

## UTILITY

4.39m x 2.46m (14'5 x 8'1)

PVCu double glazed door and window to rear elevation, range of fitted wall, base units and drawers, working surfaces with tiled surround, space and plumbing for washing machine and dishwasher, space for American style fridge/freezer, central heating radiator, ceiling light point, extractor fan, access to the garage and wall mounted "Worcester" central heating boiler housed in matching unit.

## FIRST FLOOR LANDING

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

## BEDROOM ONE

4.04m x 3.73m (13'3 x 12'3)

PVCu double glazed bay window to front elevation, built in wardrobes with sliding mirrored doors, additional range of fitted furniture comprising dressing table, headboard, two bed side cabinets and overhead storage, central heating radiator and ceiling light point.

## BEDROOM TWO

3.12m x 2.87m min (10'3 x 9'5 min)

PVCu double glazed window to rear elevation, built in wardrobe with sliding mirrored doors, additional fitted wardrobes with double bed recess, headboard and overhead storage, central heating radiator and ceiling light point.

## BEDROOM THREE

2.26m x 2.24m (7'5 x 7'4)

PVCu double glazed window to rear elevation, built in wardrobe, additional fitted wardrobe with single bed recess, headboard and overhead storage, central heating radiator and ceiling light point.

## BEDROOM FOUR

2.29m x 1.98m (7'6 x 6'6)

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

## MODERN SHOWER ROOM

3.71m x 1.68m (12'2 x 5'6)

originally bathroom and en suite with PVCu double glazed frosted window to side elevation, tiled shower enclosure, vanity wash hand basin, WC, bidet, range of storage cupboards and drawers, tiled walls, central heating radiator, ceiling spotlights and extractor fan.

## OUTSIDE

### GARAGE

5.61m x 2.51m (18'5 x 8'3)

electric up and over door, light and power points and access to the utility.

### FORE GARDEN

double width block paved driveway, artificial lawn with inset shrubs, outside lighting and gated side access leading to:

### REAR GARDEN

timber decked patio, artificial lawn, shrubs, timber fencing, outside lighting, power and tap.

## GENERAL INFORMATION

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

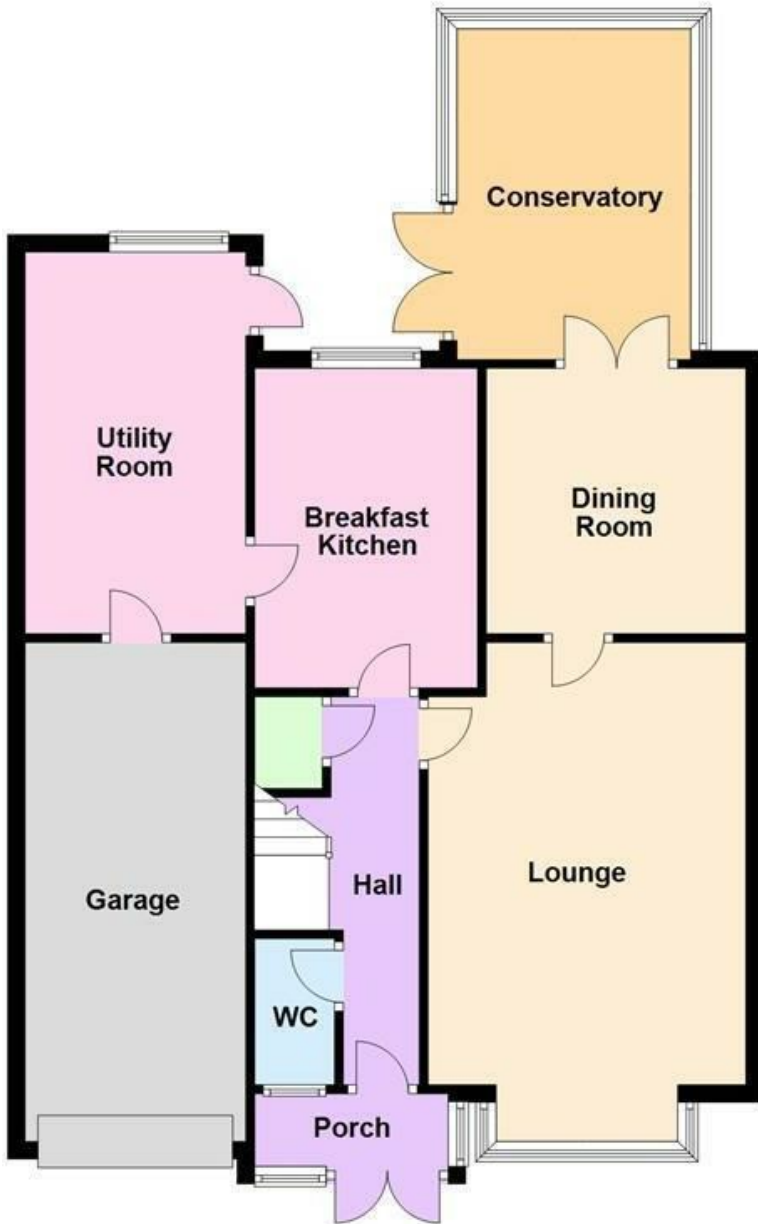
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SERVICES All main services are connected together with telephone point subject to the usual regulations. A plentiful supply of power points are installed throughout the property.

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.

# 51 Ganton Road, Bloxwich

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		65	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	