

# CHRIS FOSTER & Daughter

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## 13 Collins Road, Shire Oak, WS8 7AW Guide Price £285,000

A spacious, traditional style detached family residence in need of general modernisation occupying an excellent position in this sought after residential location and within easy reach of local amenities.

\* Fully Enclosed Porch \* Reception Hall \* Inner Hallway \* Lounge \* Separate Dining Room \* Conservatory \* Kitchen \* Three Bedrooms \* Wet Room \* Recessed Garage \* Gas Central Heating System \* PVCu Double Glazing \* No Upward Chain

Council Tax Band C  
Local Authority - Walsall



6-8 Beacon Buildings, Leighswood 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





## 13 Collins Road, Shire Oak



Lounge



Dining Room



Conservatory



Kitchen



Bedroom Two



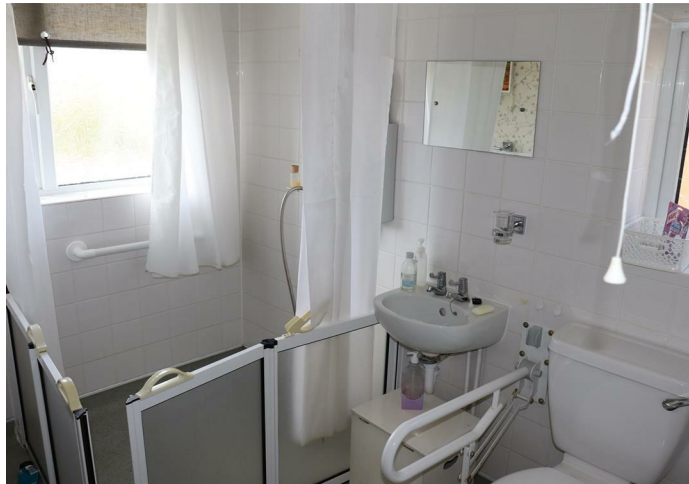
## 13 Collins Road, Shire Oak



Bedroom Two



Bedroom Three



Wet Room



Rear Garden

# 13 Collins Road, Shire Oak

An internal inspection is highly recommended to begin to fully appreciate the full potential offered by this spacious traditional style detached family residence that is in need of general modernisation. The property occupies an excellent position in this sought after 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:

## **FULLY ENCLOSED PORCH**

leading to:

## **RECEPTION HALL**

having entrance door, parquet flooring, ceiling light point and central heating radiator.

## **INNER HALLWAY**

having parquet flooring and ceiling light point.

## **LOUNGE**

3.66m x 3.30m (12'0 x 10'10)

window to rear elevation, feature fireplace with gas fire fitted having back boiler operating the central heating system, central heating radiator, ceiling light point and two wall light points.

## **DINING ROOM**

4.04m x 3.66m (13'3 x 12'0)

PVCu double glazed bay window to front elevation, tiled fireplace with gas fire fitted, central heating radiator, ceiling light point and two wall light points.

## **CONSERVATORY**

4.72m x 2.67m (15'6 x 8'9)

PVCu double glazed, double opening doors to rear elevation, tiled floor, light point, gas heater and space and plumbing for automatic washing machine.

## **KITCHEN**

2.57m x 2.26m (8'5 x 7'5)

PVCu double glazed frosted window to side elevation, range of fitted wall, base units and drawers, working surfaces with inset stainless steel single drainer sink having mixer tap over, space for cooker, central heating radiator, fluorescent strip light and useful WC off.

## **FIRST FLOOR LANDING**

PVCu double glazed frosted window to side elevation, ceiling light point, drop down ladder giving access to boarded loft with light point.

# 13 Collins Road, Shire Oak

## BEDROOM ONE

4.19m x 3.66m (13'9 x 12'0)

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

## BEDROOM TWO

3.66m x 3.35m (12'0 x 11'0)

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

## BEDROOM THREE

2.16m x 1.96m (7'1 x 6'5)

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

## WET ROOM

PVCu double glazed frosted windows to the rear and side elevations, shower area with "Mira" shower fitted, vanity wash hand basin, WC, ceiling light point, extractor fan, central heating radiator and airing cupboard off.

## OUTSIDE

### FORE GARDEN

having lawn with side borders and shrubs, paved path to main entrance, outside light, shared side driveway leading to:

### OFF ROAD CAR PARKING SPACE

and access to:

### RECESSED GARAGE

having double opening doors and power.

### REAR GARDEN

being lawned with well stocked borders, trees and shrubs, outside light, car port and useful shed with power.

## 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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