

CHRIS FOSTER & Daughter

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95 Addison Road, Wednesbury, WS10 0LW Offers Over £200,000

A modern semi-detached dormer style residence occupying a quiet position in this sought after residential location and within easy reach of local amenities.

* Reception Hall * Ground Floor Shower Room * Lounge * Fitted Kitchen * Two Bedrooms * Bathroom * Rear Garden * Enclosed Off-Road Parking * PVCu Double Glazing * Gas Central Heating System * No Upward Chain *

Council Tax Band A
Local Authority - Sandwell



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Chris Foster & Daughter Limited – Registered in England and Wales
Company Number: 11253248



95 Addison Road, Wednesbury



Reception Hall



Lounge



Lounge



Fitted Kitchen



Fitted Kitchen



Ground Floor Shower Room

95 Addison Road, Wednesbury



Bedroom Two



Bedroom One



Bedroom One



Bathroom

95 Addison Road, Wednesbury



Rear Garden



Enclosed Off Road Parking

95 Addison Road, Wednesbury

An internal inspection is essential to begin to fully appreciate this modern semi-detached dormer style residence that occupies a quiet position in this sought after residential location and within easy reach of local amenities.

Schools for children of all ages are close at hand including, The Priory primary School, Pennyhill primary school, Elm Tree Primary Academy and High Point Academy, whilst commuters will find ease of access to Junction 9 M6 motorway and Tame Bridge Parkway providing rail links.

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

RECEPTION HALL

having PVCu double glazed frosted doors to front and rear elevations and window to front elevation, ceiling light point and central heating radiator.

LOUNGE

4.93m x 3.07m (16'02 x 10'01)

having PVCu double glazed window to front and rear elevations, ceiling light point and central heating radiator.

FITTED KITCHEN

2.74m x 2.64m (9'00 x 8'08)

having PVCu double glazed window to front elevation, ceiling light point, range of fitted wall, base units and drawers, working surfaces with matching upstands having inset stainless steel drainer sink, built in electric oven, gas hob with extractor canopy over, space and plumbing for washing machine and fridge/freezer, wall mounted 'Worcester' central heating boiler, central heating radiator and tiled flooring.

BEDROOM TWO

2.64m x 2.06m (8'08 x 6'09)

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

GROUND FLOOR SHOWER ROOM

having PVCu double glazed frosted window to front elevation, ceiling light point, pedestal wash hand basin having chrome mixer tap over, WC, shower enclosure having electric 'Triton' shower fitted over, central heating radiator, extractor fan and tiled flooring.

FIRST FLOOR LANDING

having double glazed 'Velux' window to rear elevation, ceiling light point and storage cupboard off.

BEDROOM ONE

4.95m x 3.89m (16'03 x 12'09)

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

BATHROOM

having double glazed frosted 'Velux' window to front elevation, ceiling light point, pedestal wash hand basin having chrome mixer tap over, WC, panelled bath, extractor fan, shaver point, central heating radiator, storage cupboard off and tiled flooring.

OUTSIDE

FORE GARDEN

having porch canopy, slabbed path, lawned area, pebbled area with brick wall borders.

95 Addison Road, Wednesbury

REAR GARDEN

having slabbed path and enclosed off road parking with steps leading down to lawned area with fenced borders 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

