

CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

View all our properties at: www.chrisfoster.co.uk



12a Lonsdale Road, Walsall, WS5 3JJ Guide Price £515,000

A recently modernised, spacious traditional style detached family residence that is conveniently situated in this quiet, popular residential location within easy reach of local amenities.

* Reception Hall * Lounge / Diner * Luxury Fitted Kitchen * Four Bedrooms * Luxury Bathroom * Off Road Parking * Garage * Gas Central Heating System * Majority PVCu Double Glazing * No Upward Chain *

Council Tax Band E
Local Authority - Walsall



6-8 Beacon Buildings, Leighswood 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



12a Lonsdale Road, Walsall



Lounge / Diner



Lounge / Diner



Luxury Fitted Kitchen



Luxury Fitted Kitchen

12a Lonsdale Road, Walsall



Bedroom One



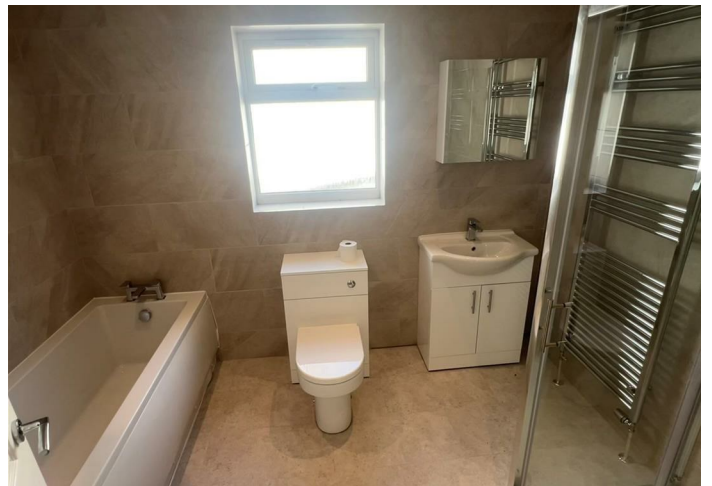
Bedroom Two



Bedroom Three



Bedroom Four

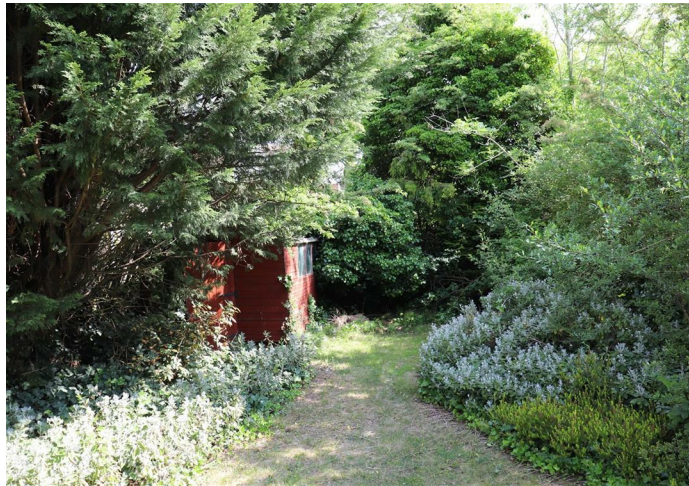


Luxury Bathroom

12a Lonsdale Road, Walsall



Rear Garden



Rear Garden



Rear Elevation

12a Lonsdale Road, Walsall

An internal inspection is essential to begin to fully appreciate this recently modernised, spacious traditional style detached family residence that is conveniently situated in this quiet, popular residential location 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 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 majority PVCu double glazing briefly comprises the following:

RECEPTION HALL

having entrance door and frosted window to front elevation, ceiling light point and central heating radiator.

LOUNGE / DINER

8.08m (into bay) x 3.58m (26'06 (into bay) x 11'09)

having PVCu double glazed bay window to front elevation and PVCu double glazed sliding doors to rear elevation, inset ceiling spot lights, two central heating radiators and electric feature fireplace.

LUXURY FITTED KITCHEN

5.61m x 3.10m (18'05 x 10'02)

having PVCu double glazed door to side elevation and PVCu double glazed windows to rear and side elevations, inset ceiling spot lights, range of fitted wall, base units and drawers, working surfaces with tiled surround and inset stainless steel drainer sink having mixer tap over, built in electric oven and hob having stainless steel extractor fan over, built in dishwasher, space and plumbing for washing machine and fridge/freezer, central heating radiator, boiler housing for 'Ideal' central heating boiler and tiled flooring.

FIRST FLOOR LANDING

having PVCu double glazed frosted window to side elevation, two ceiling light points and loft access.

BEDROOM ONE

4.22m (into bay) x 3.61m (13'10 (into bay) x 11'10)

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

BEDROOM TWO

3.91m x 3.58m (12'10 x 11'09)

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

12a Lonsdale Road, Walsall

BEDROOM THREE

3.15m x 2.39m (10'04 x 7'10)

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

BEDROOM FOUR

2.11m x 2.08m (6'11 x 6'10)

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

LUXURY BATHROOM

2.79m x 2.21m (9'02 x 7'03)

having PVCu double glazed frosted window to side elevation, inset ceiling spot lights, WC, vanity unit sink having mixer tap over, panelled bath with mixer tap over, shower enclosure with thermostatic mixer shower fitted and heated towel rail.

OUTSIDE

SEPARATE WC

having PVCu double glazed window to rear elevation, ceiling light point, WC and wash hand basin.

GARAGE

4.19m x 2.31m (13'09 x 7'07)

having up and over garage door to front elevation, door to rear elevation and ceiling light point.

FORE GARDEN

having gravelled driveway, lawned area, mature shrubs and brick wall borders.

REAR GARDEN

having slabbed patio area, lawned area with mature trees, shrubs and fenced borders, and useful shed.

GENERAL INFORMATION

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

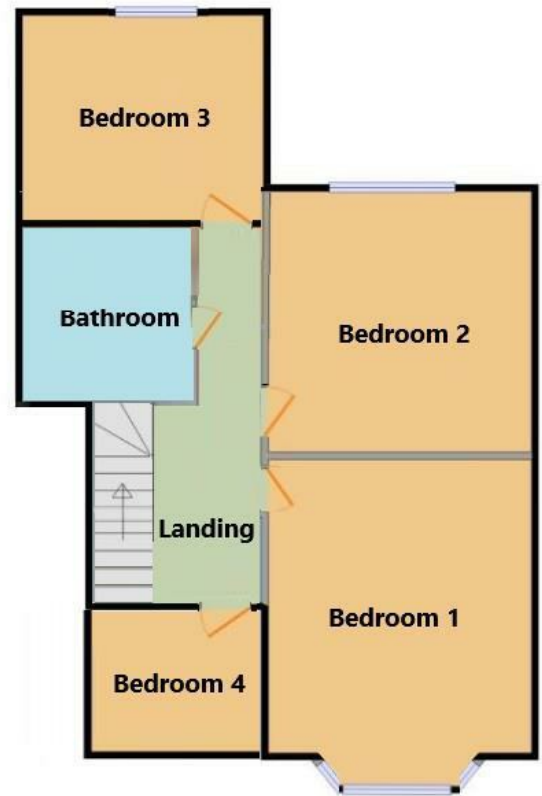
SERVICES All main services are connected together with telephone point subject to the usual regulations. A plentiful supply of power points are installed throughout the property.

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.

12a Lonsdale Road, Walsall



Ground Floor



1st Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	61	85
(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 

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