

CHRIS FOSTER & Daughter

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35 Vincent Street, Walsall, WS1 3EJ Guide Price £219,950

A particularly spacious, period mid terrace property of immense charm and character enjoying many original features and occupying an excellent position in the sought after Highgate area of Walsall and within easy reach of local amenities.

* Vestibule * Reception Hall * Lounge * Separate Dining Room * Modern Fitted Kitchen *
Three Good Sized Bedrooms * Bathroom * Attractive & Enclosed Rear Garden * Gas Central
Heating System * Original Sash Windows * No Upward Chain

Council Tax Band B
Local Authority - Walsall



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



35 Vincent Street, Walsall



Lounge



Dining Room



Modern Fitted Kitchen



Bedroom One



Bedroom One



Bedroom Two

35 Vincent Street, Walsall



Bedroom Two



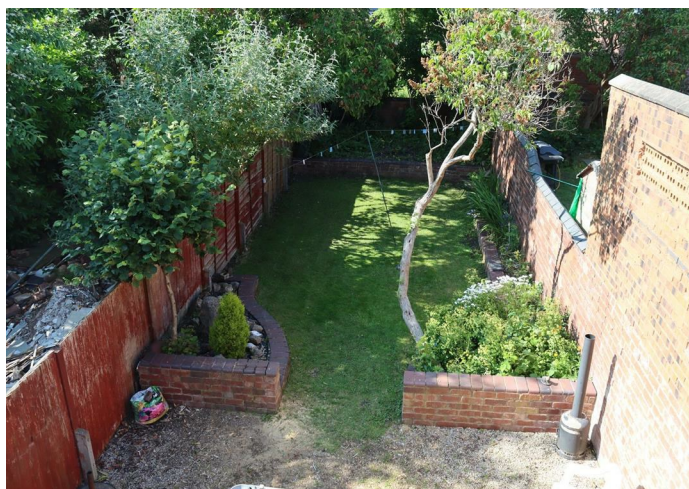
Bedroom Three



Bathroom



Rear Garden



Rear Garden

35 Vincent Street, Walsall

An internal inspection is essential to begin to fully appreciate this particularly spacious, period, mid terraced residence of immense charm and character that occupies an excellent position in the sought after Highgate area of Walsall 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 many original features including a gas fired central heating system, briefly comprises the following:

VESTIBULE

having entrance door, tiled floor, ceiling light point and ornate ceiling coving.

RECEPTION HALL

having door with feature stained glass panel above, two ceiling light points, ornate ceiling coving, laminate floor covering, central heating radiator and understairs storage recess.

LOUNGE

3.99m x 2.90m (13'1 x 9'6)

having feature sash bay window to front elevation with fitted shutters, feature fireplace and brick chimney breast with inset log burner, laminate floor covering, central heating radiator, ceiling light point and interconnecting doors leading to:

DINING ROOM

4.01m x 3.12m (13'2 x 10'3)

sash window to rear elevation, feature fireplace with tiled surround and open hearth, central heating radiator and ceiling light point.

FITTED KITCHEN

4.95m x 2.51m (16'3 x 8'3)

window and door to the side elevation, tiled floor, central heating radiator, ceiling light point, range of modern grey high gloss wall, base units and drawers, solid wood working surfaces incorporating breakfast bar and having inset stainless steel single drainer sink, space for cooker with extractor canopy over, space for additional appliances, wall mounted "Worcester" central heating boiler housed in matching unit.

FIRST FLOOR LANDING

having sash window to side elevation and ceiling light point.

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BEDROOM ONE

4.67m x 3.35m (15'4 x 11'0)

two sash windows to front elevation, central heating radiator and ceiling light point.

BEDROOM TWO

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

sash window to rear elevation, ornamental cast iron fireplace, central heating radiator, ceiling light point, loft access and fitted shelving with double bed recess.

BEDROOM THREE

3.12m x 2.51m (10'3 x 8'3)

sash window to rear elevation, central heating radiator and ceiling light point.

MODERN BATHROOM

frosted sash window to side elevation, panelled bath with electric shower over, tiled surround, pedestal wash hand basin, WC, chrome heated towel rail, ceiling light point and built in vanity storage cupboards.

OUTSIDE

FORE GARDEN

having brick boundary wall and shared side access leading to:

ATTRACTIVE ENCLOSED REAR GARDEN

blue brick courtyard, outside tap, brick built storage shed with power, gravelled patio area, shaped lawn with raised side borders, trees and shrubs.

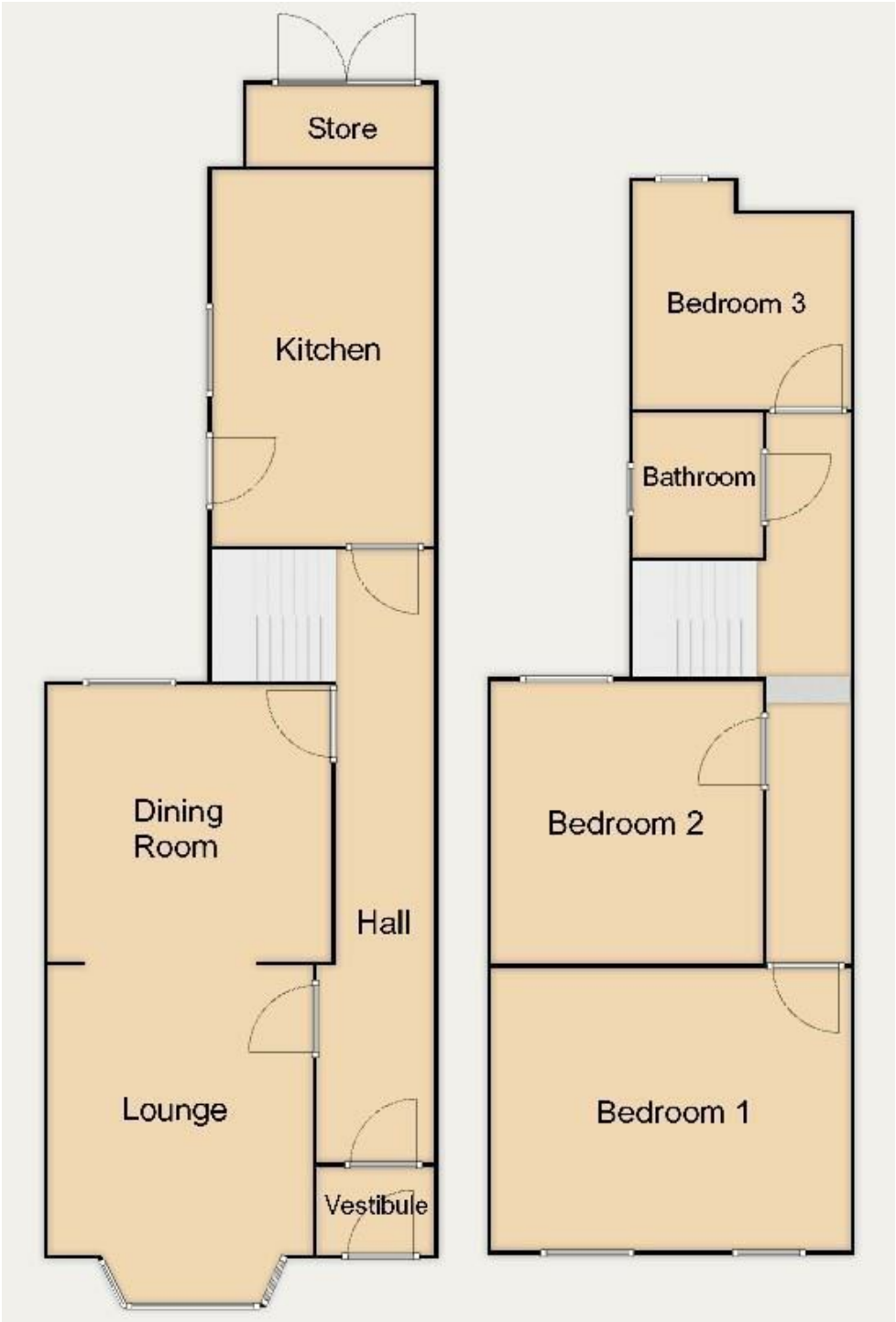
GENERAL INFORMATION

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.

35 Vincent Street, Walsall



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