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27 Parkstone Close, Shelfield, WS4 1QW Guide Price £239,950

An extended 3 bedroom semi detached residence occupying a quiet cul-de-sac position and enjoying an open aspect overlooking Shelfield Park, within easy reach of local amenities.

* Ideal First Purchase * Reception Hall * Lounge * Dining Room Extension * Fitted Kitchen * 3 Bedrooms * Modern Bathroom * Integral Garage * Gas Central Heating * PVCu Double Glazing.

Council Tax Band B
Local Authority - Walsall



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Company Number: 11253248



27 Parkstone Close, Sheffield



Lounge



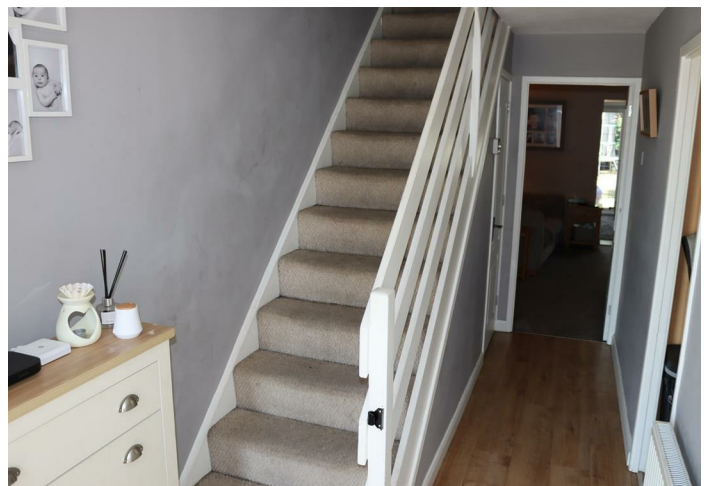
Dining Room



Fitted Kitchen



Fitted Kitchen



Reception Hall

27 Parkstone Close, Sheffield



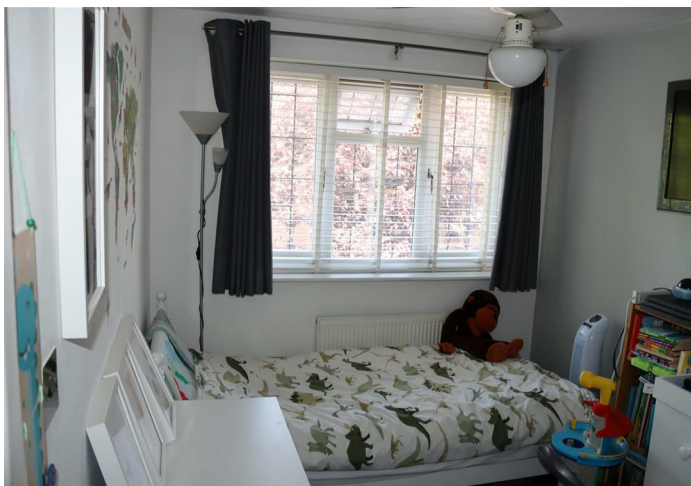
Bedroom One



Bedroom One



Bedroom Two



Bedroom Two



Bedroom Three

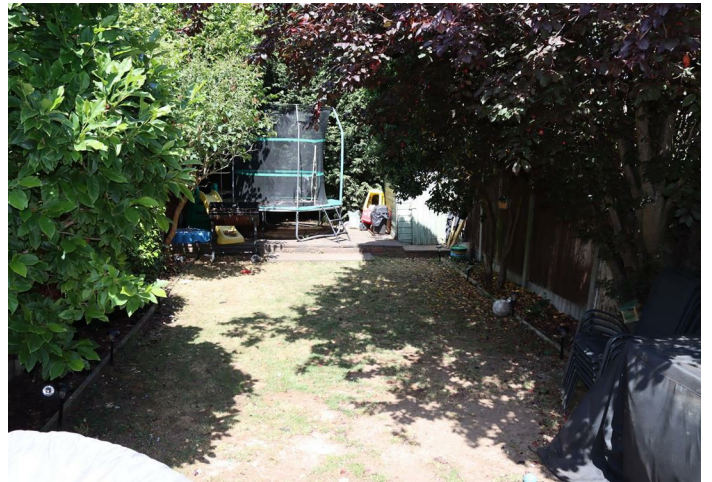
27 Parkstone Close, Sheffield



Bathroom



Front Elevation



Rear Garden

27 Parkstone Close, Sheffield

An internal inspection is highly recommended to begin to fully appreciate this extended 3 bedroom semi detached residence that will be of particular interest to the discerning first time home buyer. The property occupies a quiet cul-de-sac position with open aspect overlooking Sheffield Park and is within easy reach of local amenities.

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

Regular and frequent public transport services are provided to Walsall, Brownhills, Aldridge, Lichfield and neighbouring town centres where more comprehensive facilities can be found.

Commuters will find that junction 10 of the M6 motorway is within 3 miles which provides further access to the M6 Toll road, M5, M54 and M42 motorways.

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

RECEPTION HALL

composite entrance door, laminate floor covering, central heating radiator, ceiling light point and storage cupboard off.

LOUNGE

4.27m x 4.04m (14' x 13'3)

feature fireplace with modern electric fire fitted, central heating radiator, ceiling light point and being open plan to:

DINING ROOM EXTENSION

3.73m x 2.64m (12'3 x 8'8)

PVCu double glazed double opening doors leading to the rear garden, two double glazed roof light windows, laminate floor covering, modern vertical central heating radiator and ceiling light point.

FITTED KITCHEN

3.12m x 2.36m (10'3 x 7'9)

PVCu double glazed window to side elevation, range of 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 double oven, gas hob with extractor canopy over, space and plumbing for washing machine and dishwasher, space for fridge/freezer, central heating radiator and ceiling light point.

FIRST FLOOR LANDING

ceiling light point, loft access and storage cupboard off.

BEDROOM ONE

4.27m x 3.63m (14' x 11'11)

two PVCu double glazed windows to front elevation, central heating radiator, ceiling light/fan and built in storage cupboard off.

BEDROOM TWO

3.53m x 2.36m (11'7 x 7'9)

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

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BEDROOM THREE

3.51m x 1.83m (11'6 x 6')

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

BATHROOM

PVCu double glazed frosted window to side elevation, panelled bath with electric shower over and tiled surround, pedestal wash hand basin, wc, central heating radiator and ceiling light point.

INTEGRAL GARAGE

with up and over door.

FORE GARDEN

block paved driveway. lawn and outside light.

REAR GARDEN

having side access, outside tap, power supply and light, paved patio, lawn with side borders trees and shrubs, timber fencing and additional rear paved patio.

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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Its details cannot be relied upon and no liability is taken for any errors.

Ground Floor

