

CHRIS FOSTER & Daughter

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17 Stencills Drive, Walsall, WS4 2HP **Guide Price £450,000**

A particularly spacious, well presented, detached family residence offering tremendous scope and potential for extension, situated in this sought after residential location and within easy reach of local amenities.

* Fully Enclosed Porch * Reception Hall * Guest Cloakroom * Lounge * Sitting Room * Dining Room * Fitted Breakfast/Kitchen * Three Bedrooms * Modern Shower Room * Garden Room/Home Office * Tandem Garage * Off Road Parking * Gas Central Heating System * PVCu Double Glazing * No Upward Chain

Council Tax Band E
Local Authority - Walsall



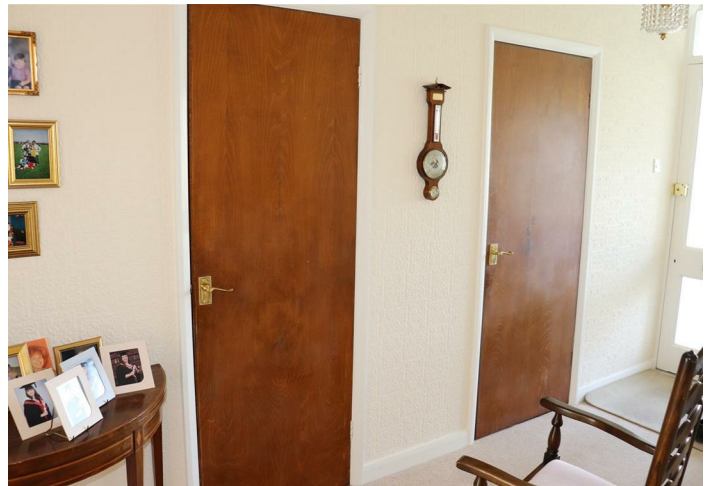
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Company Number: 11253248



17 Stencills Drive, Walsall



Reception Hall



Lounge



Lounge



Sitting Room

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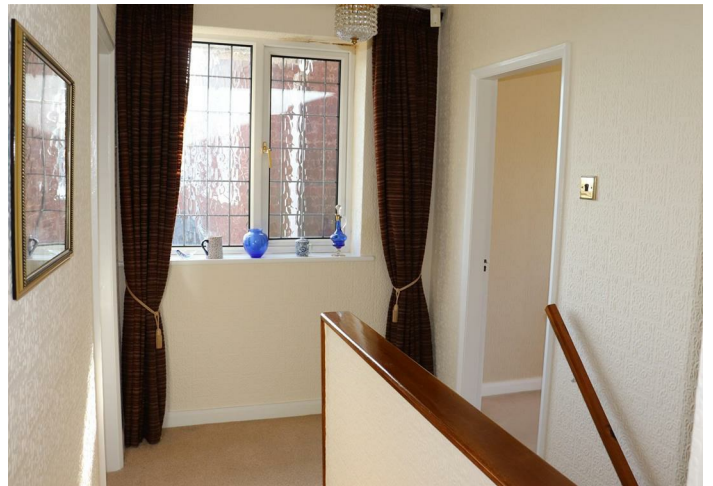
Dining Room



Fitted Kitchen



Fitted Kitchen



First Floor Landing



Bedroom One



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Bedroom One



Bedroom Two



Bedroom Three



Modern Shower Room



Modern Shower Room



Rear Garden

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Rear Garden



Rear Elevation



Front Elevation

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An internal inspection is highly recommended to begin to fully appreciate the full scope and potential offered by this particularly spacious and well presented detached family residence that is situated in a sought after residential location and is 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 PVCu double glazing briefly comprises the following:

FULLY ENCLOSED PORCH

PVCu double glazed door and windows to front elevation, tiled floor and ceiling light point.

RECEPTION HALL

frosted glass panelled entrance door, central heating radiator, two ceiling light points and storage cupboard off.

GUEST CLOAKROOM

having WC, vanity wash hand basin with storage cupboard below, tiled floor, central heating radiator, ceiling light point and extractor fan.

LOUNGE

5.49m x 3.66m (18'0 x 12'0)

double glazed sliding patio door leads to the rear garden, feature fireplace and side plinth, concealed lighting, central heating radiator and connecting doors lead to:

SITTING ROOM

3.71m x 2.31m (12'2 x 7'7)

double glazed sliding patio door leads to the rear gardens, central heating radiator, wall light point and additional concealed lighting.

DINING ROOM

3.63m x 2.67m (11'11 x 8'9)

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

FITTED BREAKFAST/KITCHEN

4.57m x 2.67m (15'0 x 8'9)

PVCu double glazed window to front 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 "Bosch" electric double oven and gas hob with extractor canopy over, space and plumbing for washing machine, central heating radiator, two fluorescent strip lights and useful pantry off.

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FIRTS FLOOR LANDING

PVCu double glazed frosted window to side elevation, ceiling light point, loft access and airing cupboard off.

BEDROOM ONE

5.49m x 3.66m (18'0 x 12'0)

PVCu double glazed window to rear elevation, range of fitted wardrobes with sliding mirrored doors, ceiling light point, two wall light points and central heating radiator.

BEDROOM TWO

3.66m x 2.79m (12'0 x 9'2)

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

BEDROOM THREE

2.90m x 2.59m (9'6 x 8'6)

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

MODERN SHOWER ROOM

PVCu double glazed frosted window to side elevation, corner shower enclosure, vanity wash hand basin with storage cupboard below, WC, heated towel rail, tiled walls, ceiling spotlights and fitted cabinet.

OUTSIDE

TANDEM GARAGE

8.92m x 2.44m (29'3 x 8'0)

electric up and over door, tap, light and power.

GARDEN ROOM/HOME OFFICE

2.29m x 2.21m (7'6 x 7'3)

door and window to the rear elevation, tiled floor, fluorescent strip light and power.

FORE GARDEN

having block paved driveway providing ample off road parking, lawn with side borders and shrubs and outside lighting.

ENCLOSED SIDE ENTRY

having doors to the front and rear elevations and storage cupboard off.

ATTRACTIVE REAR GARDEN

paved patio area, shaped lawn, well stocked borders and shrubs and outside lighting.

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

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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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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		