

CHRIS FOSTER & Daughter

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25 Aster Way, Walsall, WS5 4RX Guide Price £395,000

A spacious well presented modern four bedroom detached family residence occupying a quiet cul-de-sac position on this sought after residential development within easy reach of local amenities.

* Canopy Porch * Guest Cloakroom * Impressive Lounge * Separate Dining Room * Conservatory * Modern Fitted Breakfast/Kitchen * Four Good Sized Bedrooms - Master with En Suite Shower Room * Family Bathroom * Garage & Off Road Parking * Gas Central Heating System * PVCu Double Glazing

Council Tax Band D
Local Authority - Walsall



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



25 Aster Way, Walsall



Reception Hall



Lounge



Lounge



Dining Room



Conservatory



Fitted Breakfast/Kitchen

25 Aster Way, Walsall



Fitted Breakfast/Kitchen



Guest Cloakroom



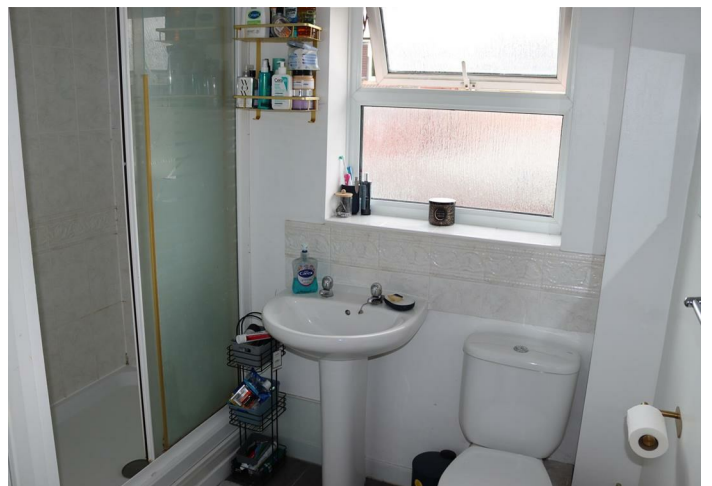
First Floor Landing



Bedroom One



Bedroom One



En Suite Shower Room

25 Aster Way, Walsall



Bedroom Two



Bedroom Three



Bedroom Four



Modern Bathroom



Rear Garden



Front Elevation

25 Aster Way, Walsall

An internal inspection is highly recommended to begin to fully appreciate this spacious, well presented, modern detached family residence that occupies a quiet cul-de-sac position on this sought after residential development 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 fired central heating system and PVCu double glazing briefly comprises the following:

CANOPY PORCH

leading to:

RECEPTION HALL

PVCu double glazed entrance door, tiled floor, central heating radiator and two ceiling light points.

GUEST CLOAKROOM

WC, pedestal wash hand basin, tiled floor, ceiling light point and extractor fan.

LOUNGE

5.49m x 3.35m (18'0 x 11'0)

PVCu double glazed bay window to front elevation, feature fireplace with modern electric fire fitted, laminate floor covering, central heating radiator, two ceiling light points and double opening doors leading to:

DINING ROOM

3.43m x 3.35m (11'3 x 11'0)

ceiling light point, central heating radiator, laminate floor covering and PVCu double glazed double opening doors leading to:

CONSERVATORY

3.99m x 3.15m (13'1 x 10'4)

PVCu double glazed double opening doors to rear elevation, tiled floor, central heating radiator and ceiling light point.

25 Aster Way, Walsall

MODERN FITTED BREAKFAST/KITCHEN

4.42m x 4.04m (14'6 x 13'3)

PVCu double glazed window to the rear elevation, PVCu double glazed door to side, range of wall, base units and drawers, working surfaces with tiled surround and inset stainless steel single drainer sink having mixer tap over, built in "Zanussi" electric oven, gas hob with extractor canopy over, space for American style fridge/freezer, space and plumbing for washing machine, space for tumble dryer, central heating radiator, two ceiling light points, wall mounted "Baxi" central heating boiler housed in matching unit.

FIRST FLOOR LANDING

ceiling light point, central heating radiator, loft access and airing cupboard off.

BEDROOM ONE

4.50m x 3.35m (14'9 x 11'0)

PVCu double glazed window to front elevation, built in wardrobe, laminate floor covering, central heating radiator and ceiling light point.

EN SUITE SHOWER ROOM

PVCu double glazed frosted window to rear elevation, tiled shower enclosure, pedestal wash hand basin, WC, tiled floor, central heating radiator, ceiling light point, extractor fan and storage cupboard off.

BEDROOM TWO

3.94m x 2.87m (12'11 x 9'5)

PVCu double glazed window to front elevation, laminate floor covering, central heating radiator and ceiling spotlights.

BEDROOM THREE

3.38m x 2.82m (11'1 x 9'3)

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

BEDROOM FOUR

2.69m x 1.93m (8'10 x 6'4)

PVCu double glazed window to rear elevation, laminate floor covering, central heating radiator and ceiling spotlights.

MODERN BATHROOM

PVCu double glazed frosted window to side elevation, jacuzzi bath with overhead shower and additional handheld shower attachment, vanity wash hand basin with storage cupboard below, WC, tiled walls, chrome heated towel rail, ceiling spotlights and extractor fan.

OUTSIDE

GARAGE

5.03m x 2.29m (16'6 x 7'6)

up and over door to front, light point and access to the reception hall.

FORE GARDEN

having tarmac frontage providing ample off road parking, gravelled border, outside light and side access leading to:

REAR GARDEN

being majority block paved with side borders, outside tap, security light and useful shed.

GENERAL INFORMATION

25 Aster Way, Walsall

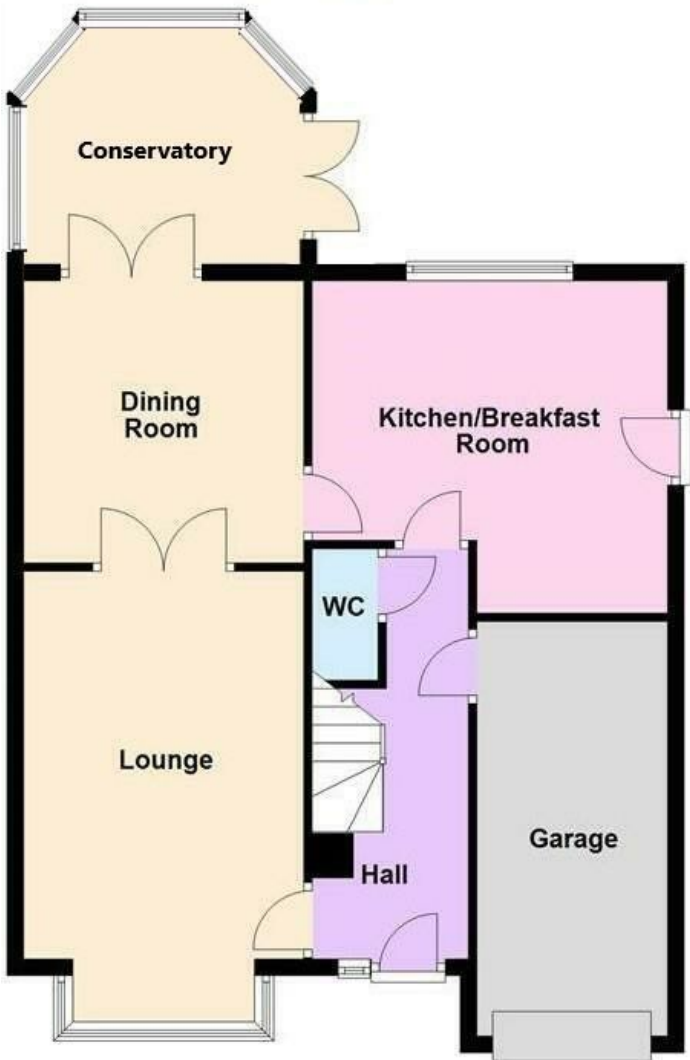
We understand the property is Freehold with vacant possession upon completion.

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.

25 Aster Way, Walsall

Ground Floor



First Floor



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		
	74	81
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		