

CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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



39 Salters Road, Walsall Wood, WS9 9JD Guide Price £215,000

A traditional style semi detached residence in need of general modernisation, occupying a convenient position in this popular residential location close to local amenities.

* Reception Hall * Through Lounge/Dining Room * Kitchen * Ground Floor Bathroom * 3 Bedrooms * Side Garage * Gas Central Heating * PVCu Double Glazing * No Upward Chain

Council Tax Band B
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



39 Salters Road, Walsall Wood



Through Lounge/Dining Room



Through Lounge/Dining Room



Kitchen



Kitchen

39 Salters Road, Walsall Wood



Ground Floor Bathroom



Bedroom One



Bedroom One



Bedroom Two



Bedroom Three



Side Garage

39 Salters Road, Walsall Wood



Rear Garden



Rear Elevation

39 Salters Road, Walsall Wood

An internal inspection is highly recommended to begin to fully appreciate the full potential offered by this traditional style semi detached residence that is in need of general modernisation. The property occupies a convenient position in this popular residential location close to local amenities.

The area is extremely accessible to all main centres of the West Midlands conurbation with the A5 Trunk and M6 Toll Roads within 3 miles giving further access to the M6, M5, M42 and M54 motorways.

Main centre shopping is available at Lichfield and Walsall and children of all ages have a wide range of good schools provided including 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.

The area is well served for leisure facilities with Oak Park Leisure Centre in Walsall Wood and cricket, hockey and squash clubs behind the church at The Green, Aldridge and Druids Heath Golf Club off Stonnall Road while Stonnall village enjoys a range of community activities.

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, central heating radiator and ceiling light point.

THROUGH LOUNGE/DINING ROOM

7.85m x 3.78m (25'9 x 12'5)

PVCu double glazed bay window to front elevation, PVCu double glazed double opening doors to rear, brick fireplace with gas fire fitted, central heating radiator and two ceiling light points.

KITCHEN

3.35m x 1.96m (11' x 6'5)

PVCu double glazed door to side elevation, window to side, fitted wall, base units and drawers, working surfaces with inset stainless steel single drainer sink having mixer tap over, central heating radiator, built in electric oven and gas hob with extractor canopy over, ceiling light point and under stairs pantry off.

REAR LOBBY

window to side elevation, ceiling light point and wall mounted 'Ideal' central heating boiler.

GROUND FLOOR BATHROOM

PVCu double glazed frosted window to rear elevation, panelled bath with shower over and shower screen fitted, pedestal wash hand basin, wc, central heating radiator and ceiling light point.

FIRST FLOOR LANDING

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

BEDROOM ONE

3.84m x 3.66m (12'7 x 12')

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

BEDROOM TWO

3.33m x 2.49m (10'11 x 8'2)

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

39 Salters Road, Walsall Wood

BEDROOM THREE

2.36m x 2.29m (7'9 x 7'6)

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

SIDE GARAGE

7.11m x 2.01m (23'4 x 6'7)

PVCu double glazed double opening doors to front and PVCu double glazed door and window to rear.

FORE GARDEN

block paved frontage providing ample off road parking.

REAR GARDEN

paved patio area, lawn, shrubs and trees, outside tap and storage garage.

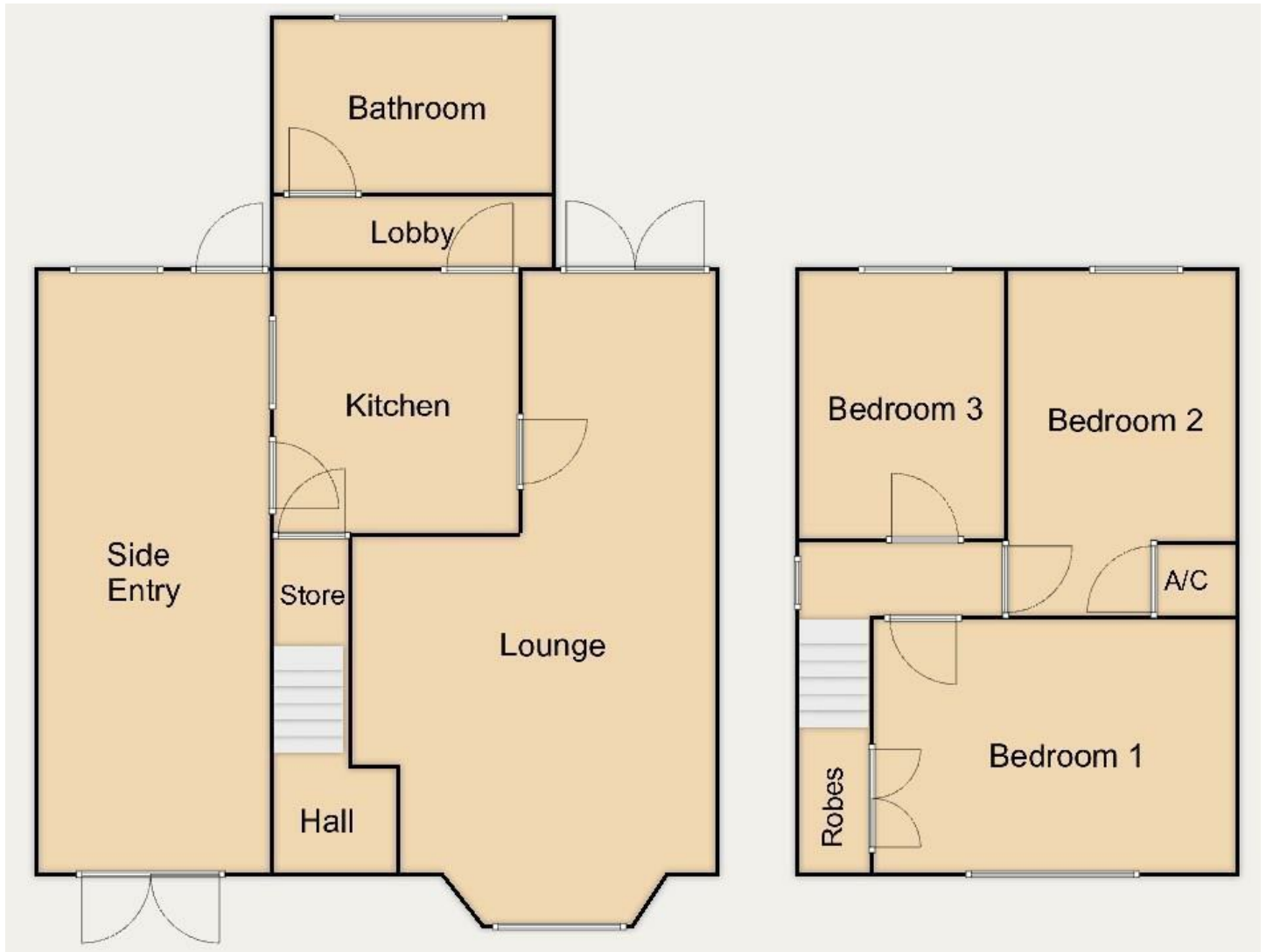
GENERAL INFORMATION


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.

39 Salters Road, Walsall Wood



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 