

CHRIS FOSTER & Daughter

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Flat 5 Westway House, Westway, WS4 1DJ Guide Price £109,950

A well maintained and presented ground floor flat occupying a quiet cul-de-sac position in this sought after residential location.

* Reception Hall * Lounge * Fitted Kitchen * One Double Bedroom * Bathroom * Garage in Block * Gas Central Heating * PVCu Double Glazing *

Council Tax Band A
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



Flat 5 Westway House, Westway



Lounge



Fitted Kitchen



Bedroom

Flat 5 Westway House, Westway



Bathroom



Communal Gardens



Garage in Block

Flat 5 Westway House, Westway

A well maintained and presented ground floor flat, occupying a quiet cul-de-sac position within this sought after residential location.

The village amenities include good local shopping, churches, library, doctors and dentists while Pelsall community centre and the well supported cricket and football clubs offer a whole range of leisure and recreational facilities.

A splendid range of schools for children of all ages is readily available including St Francis of Assisi Catholic Technology College at Aldridge and the highly regarded Queen Mary's Grammar school for boys and High school for girls at Walsall.

The A5 trunk road is within 2 miles whilst the M6 Toll Road is within 4 miles giving further access to the M6, M5, M42 and M54 thus bringing all centres of the West Midlands conurbation within easy commuting distance.

A particularly attractive feature is the extensive common in the centre of the village and the appealing 'North Common' affording pleasant rural walking.

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

RECEPTION HALL

having entrance door, ceiling light point, and central heating radiator.

LOUNGE

4.22m x 3.58m (13'10" x 11'9")

having PVCu double glazed window to front elevation, feature fireplace, central heating radiator, ceiling light point, two wall light points, telephone, tv and cable points.

FITTED KITCHEN

3.15 x 2.34 (10'4" x 7'8")

having PVCu double glazed window to front elevation, ceiling light point, range of modern wall, base units and drawers, working surface with inset stainless steel sink and drainer having mixer tap over, built in electric oven and hob with extractor canopy over, space and plumbing for automatic washing machine, space for fridge and freezer, wall mounted 'Vaillant' central heating boiler, and central heating radiator.

BEDROOM

3.89 x 3.71 (12'9" x 12'2")

having PVCu double glazed window to rear elevation, central heating radiator, ceiling light point and range of fitted wardrobes.

BATHROOM

having PVCu double glazed frosted window to rear elevation, panelled bath with electric shower over, tiled surround and screen fitted, pedestal wash hand basin, WC, central heating radiator, ceiling light point and airing cupboard off.

GARAGE

situated in block.

COMMUNAL GROUNDS

GENERAL INFORMATION

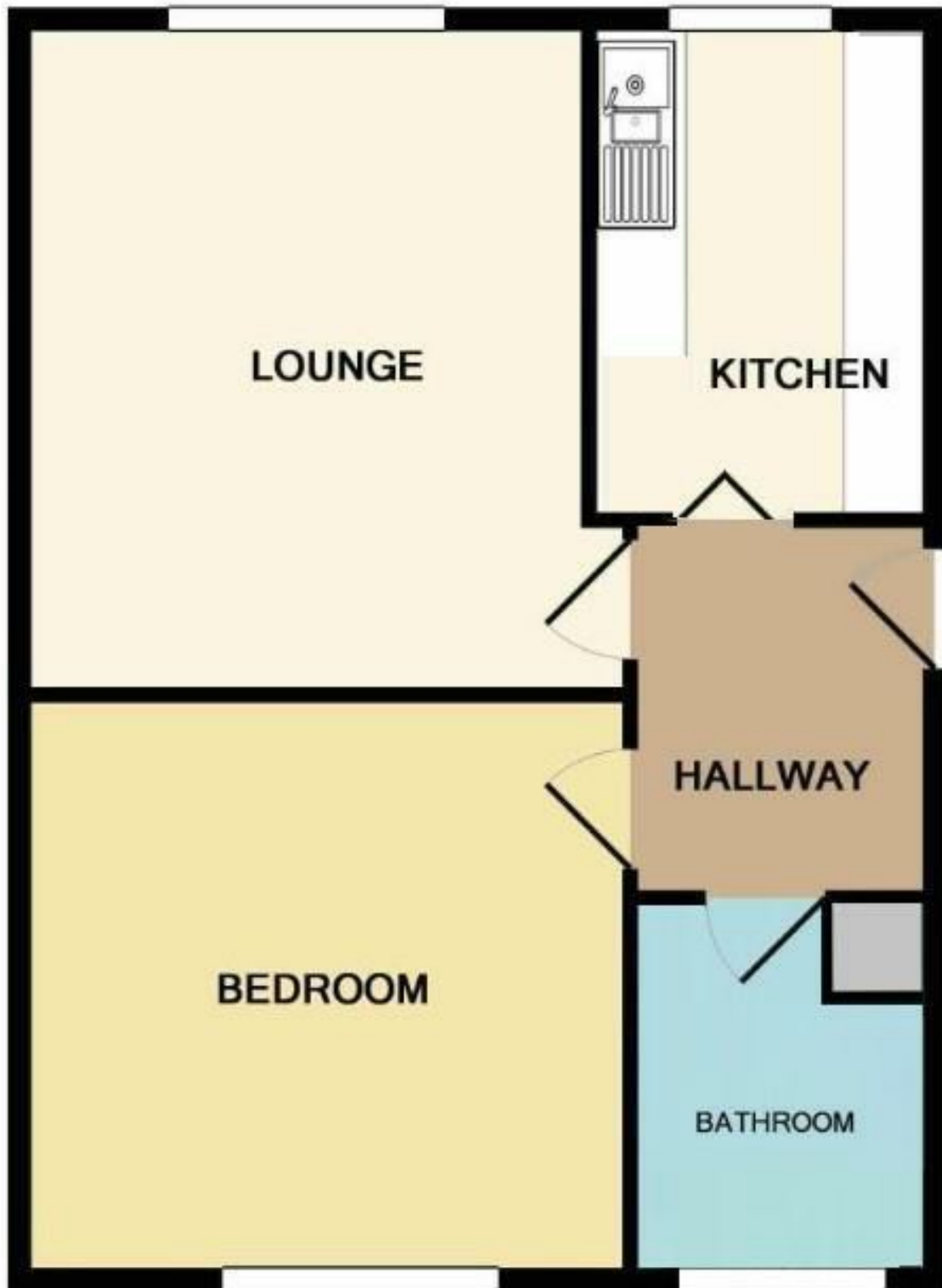
Flat 5 Westway House, Westway

TENURE We understand the property is Leasehold 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.

Flat 5 Westway House, Westway



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		
	75	78
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		