

CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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



222 Sandwell Street, Walsall, WS1 3EH Guide Price £209,950

A mid terrace property occupying an excellent position in the sought after Highgate area of Walsall and within easy reach of local amenities.

* Lounge * Sitting Room * Fitted Kitchen * Guest Cloakroom * Three Bedrooms * Bathroom *
Enclosed Rear Garden * Gas Central Heating System * Original Sash Windows *

Council Tax Band A
Local Authority - Walsall



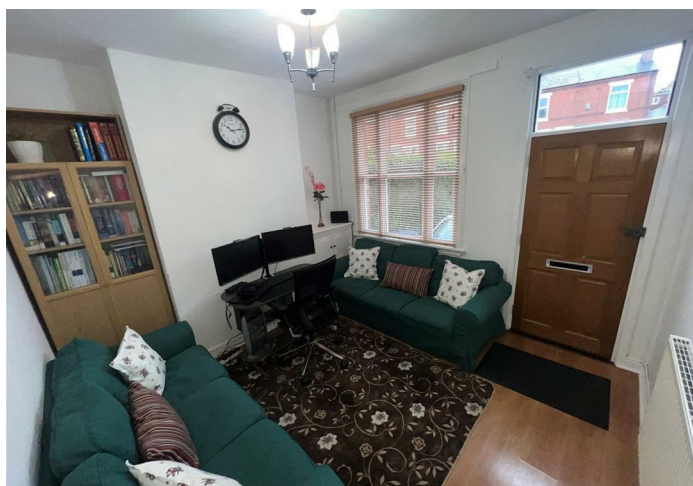
6-8 Beacon Buildings, Leighswood Road, Aldridge, WS9 8AA

Tele: 01922 45 44 04 E-mail: enquiries@chrisfoster.co.uk

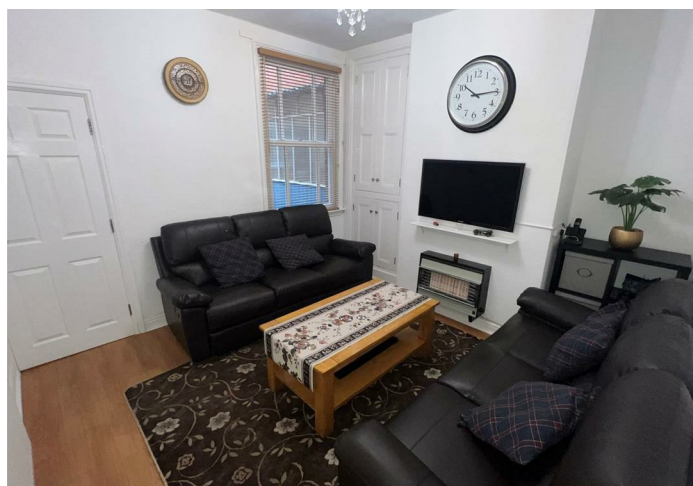
Chris Foster & Daughter Limited – Registered in England and Wales
Company Number: 11253248



222 Sandwell Street, Walsall



Sitting Room



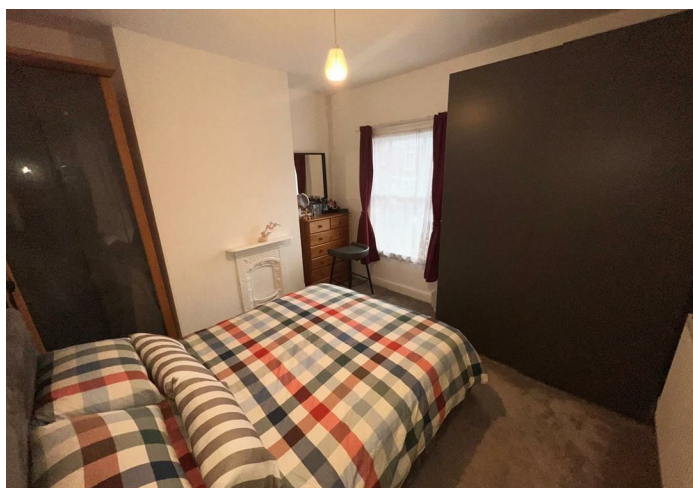
Lounge



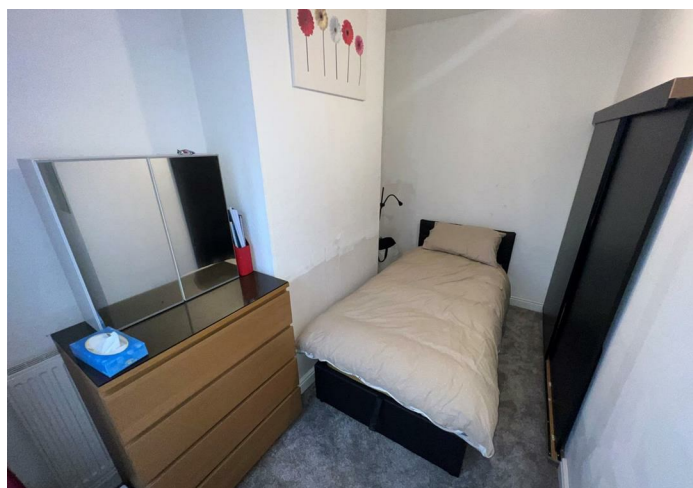
Guest Cloakroom



Fitted Kitchen



Bedroom One



Bedroom Two

222 Sandwell Street, Walsall



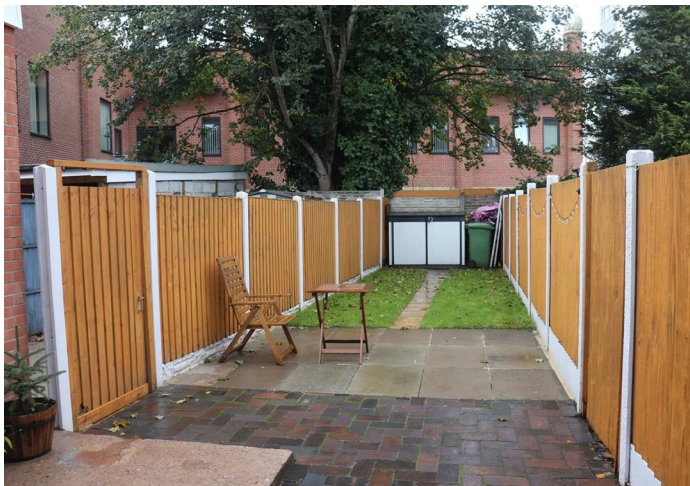
Bedroom Two



Bathroom



Bedroom Three



Rear Garden



Rear Elevation

222 Sandwell Street, Walsall

An internal inspection is essential to begin to fully appreciate this mid terrace property occupying an excellent position in the sought after Highgate area of Walsall and 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 gas central heating and partial PVCu double glazing briefly comprises the following:

DINING ROOM

3.68m x 3.40m (12'01 x 11'02)

having entrance door and double glazed sash window to front elevation, ceiling light point, central heating radiator, feature gas fireplace and laminate flooring.

LOUNGE

3.68m x 3.45m (12'01 x 11'04)

having double glazed sash window to rear elevation, ceiling light point, central heating radiator, feature gas fireplace, storage cupboard off and laminate flooring.

LOBBY

having ceiling light point, ceiling coving and laminate flooring.

GUEST CLOAKROOM

having PVCu double glazed frosted window to side, WC with bidet attachment, wash hand basin with mixer tap over, tiled walls and flooring.

FITTED KITCHEN

3.07m x 1.85m (10'01 x 6'01)

having door and PVCu double glazed window to side elevation, ceiling light point, central heating radiator, range of fitted wall, base units and drawers, working surfaces having tiled surround and inset stainless steel drainer sink with mixer tap over, built in electric over and gas hob having stainless steel extractor canopy over, wall mounted 'Biasi' central heating boiler, space and plumbing for fridge/freezer and washing machine and laminate flooring.

FIRST FLOOR LANDING

having double glazed sash window to side elevation, ceiling light point and central heating radiator.

BEDROOM ONE

3.68m x 3.40m (12'01 x 11'02)

having double glazed sash window to front elevation, ceiling light point and central heating radiator.

222 Sandwell Street, Walsall

BEDROOM TWO

3.43m x 1.98m (11'03 x 6'06)

having double glazed sash window to rear elevation, ceiling light point, central heating radiator and built in wardrobes.

BATHROOM

having double glazed frosted sash window to rear elevation, ceiling light point, heated towel rail, 'P' panelled bath having mixer tap with shower attachment over and shower screen fitted, WC, pedestal sink having mixer tap over, storage cupboard off and extractor fan.

SECOND FLOOR LANDING

having double glazed Velux window, wall light and storage cupboard off.

BEDROOM THREE

4.39m (into eaves) x 3.61m (14'05 (into eaves) x 11'10)

having double glazed Velux window and Fakro window, ceiling light point and eaves storage.

OUTSIDE

FORE GARDEN

having block paved driveway with hedge border.

REAR GARDEN

having patio area, lawned area and fenced borders.

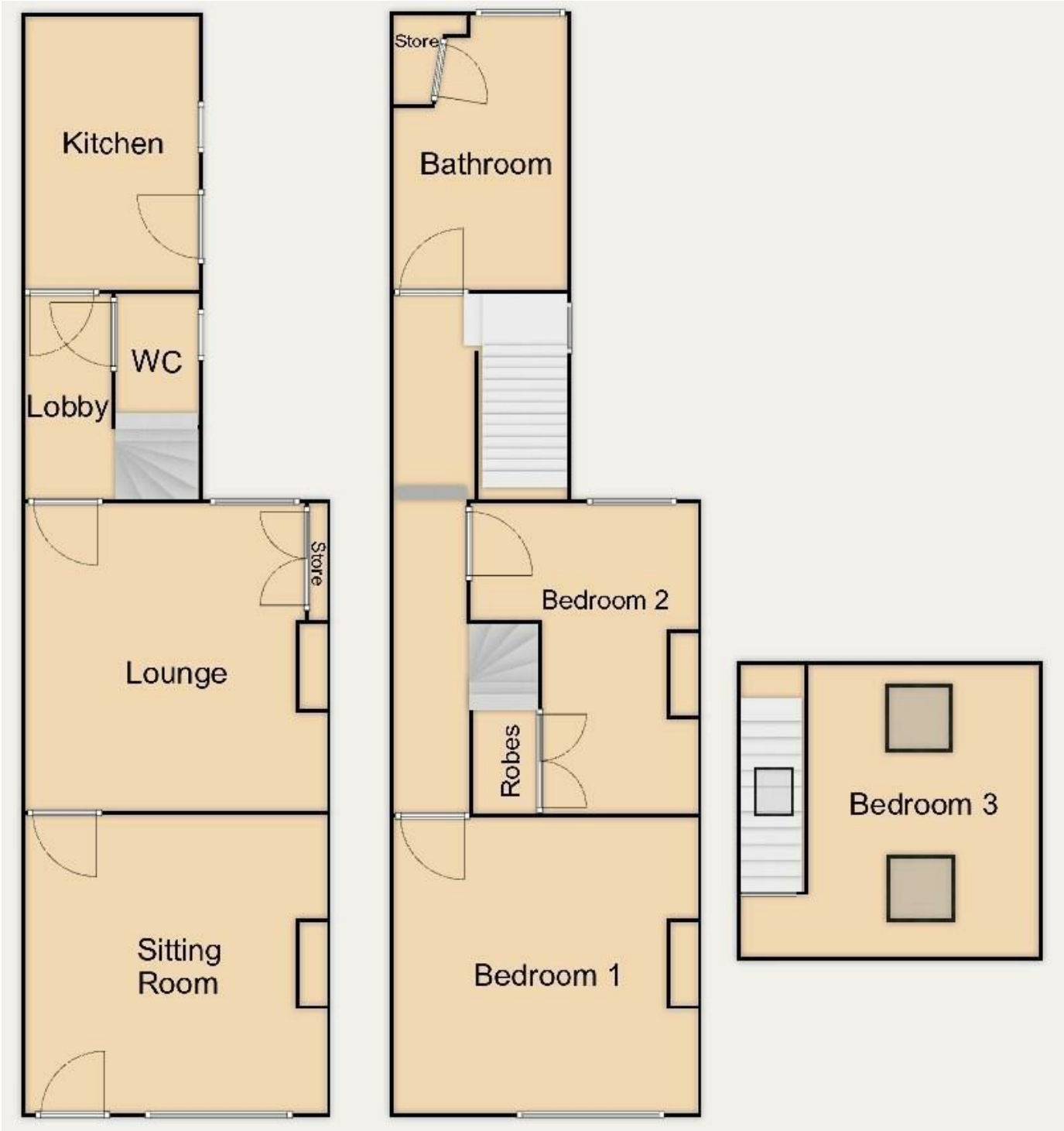
GENERAL INFORMATION

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.

222 Sandwell Street, Walsall



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	68	
(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		