



## 6 The Limes, Walsall, WS1 2RX Guide Price £450,000

An extremely well maintained and presented, spacious, four bedroom detached family residence occupying a quiet cul-de-sac position in this sought after residential location within easy reach of local amenities.

\* Fully Enclosed Porch \* Reception Hall \* Guest Cloakroom \* Impressive Lounge \* Separate Dining Room \* Modern Fitted Kitchen \* Utility \* 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 E  
Local Authority - Walsall



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

# 6 The Limes, Walsall



Lounge



Dining Room

Fitted Kitchen



Fitted Kitchen



Utility

# 6 The Limes, Walsall



Utility



Guest Cloakroom



Bedroom One



Bedroom One



En Suite

# 6 The Limes, Walsall



En Suite



Bedroom Two



Bedroom Two



Bedroom Three



Bedroom Three

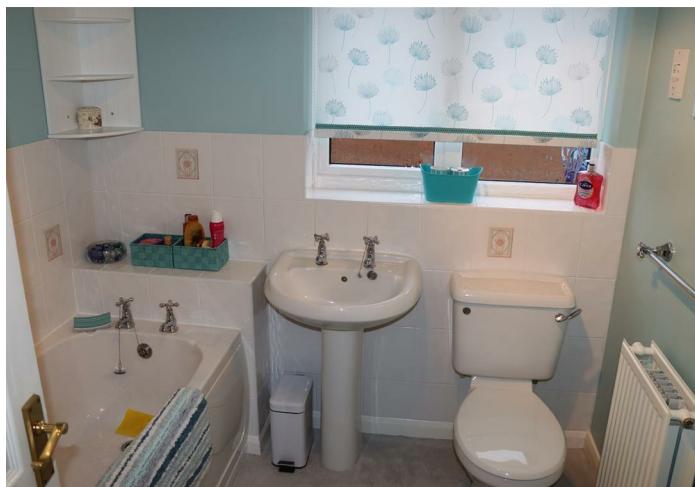


Bedroom Four

# 6 The Limes, Walsall



Bedroom Four



Bathroom



Rear Garden



Front Elevation

## 6 The Limes, Walsall

An internal inspection is essential to begin to fully appreciate this extremely well presented, modern detached family residence that occupies an excellent position in this sought after residential location within easy reach of local amenities including Walsall Arboretum and town centre.

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 ENCLOSE PORCH**

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

### **RECEPTION HALL**

entrance door, two ceiling light points, central heating radiator and ceiling light point.

### **GUEST CLOAKROOM**

having WC, vanity wash hand basin, central heating radiator, ceiling light point and extractor fan.

### **LOUNGE**

5.49m x 3.28m (18'0 x 10'9)

PVCu double glazed bay window to front elevation, feature fireplace with gas coal effect fire fitted, two central heating radiators, two ceiling light points and connecting doors leading to:

### **DINING ROOM**

3.81m x 2.44m (12'6 x 8'0)

PVCu double glazed, double opening doors leading to the rear gardens, central heating radiator and ceiling light point.

### **FITTED BREAKFAST/KITCHEN**

3.66m x 2.92m (12'0 x 9'7)

PVCu double glazed window to rear elevation, central heating radiator, ceiling light point, range of modern fitted wall, base units and drawers, working surfaces with tiled surround and inset stainless steel single drainer sink having mixer tap over, built in electric double oven, separate gas hob with extractor canopy over, space and plumbing for washing machine and space for fridge/freezer.

### **UTILITY**

2.84m x 1.55m (9'4 x 5'1)

double glazed door leading to the rear gardens, working surface, fitted unit, space for appliances, central heating radiator, ceiling light point, extractor fan and access to the garage.

# 6 The Limes, Walsall

## FIRST FLOOR LANDING

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

## BEDROOM ONE

4.65m x 4.11m (15'3 x 13'6)

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

## EN SUITE SHOWER ROOM

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

## BEDROOM TWO

4.95m x 2.72m (16'3 x 8'11)

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

## BEDROOM THREE

3.15m x 3.05m (10'4 x 10'0)

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

## BEDROOM FOUR

3.15m x 2.64m (10'4 x 8'8)

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

## FAMILY BATHROOM

PVCu double glazed frosted window to rear elevation, panelled bath with tiled splash surround, tiled shower enclosure, pedestal wash hand basin, WC, central heating radiator, ceiling light point and extractor fan.

## OUTSIDE

## GARAGE

## FORE GARDEN

having tarmacadam driveway providing off road parking, lawn and gated side access leading to:

## REAR GARDEN

block paved patio, lawn, additional rear paved patio area with raised planters and timber fencing.

## 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.

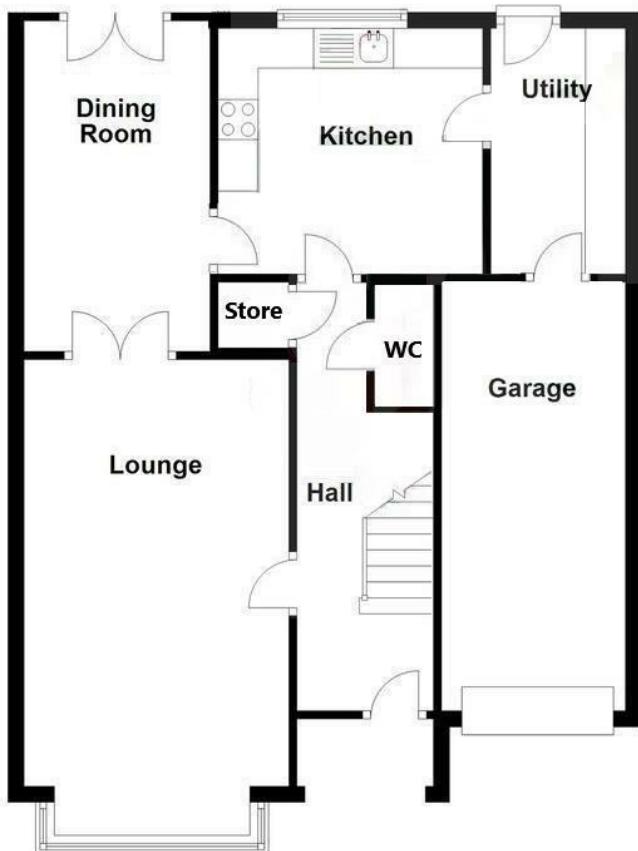
**FIXTURES AND FITTINGS** All items specified in these sales particulars pass with the property. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Buyers are advised to obtain verification from 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

## **6 The Limes, Walsall**

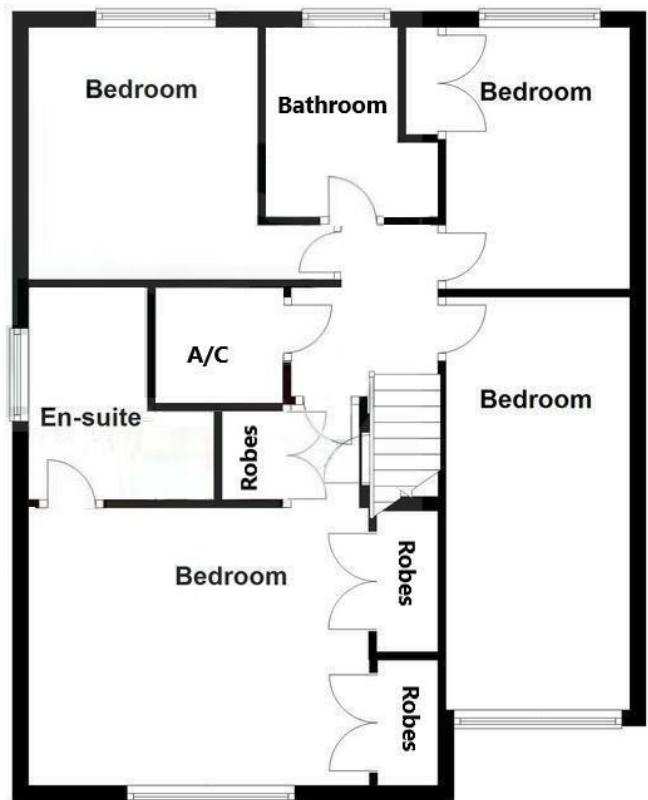
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# 6 The Limes, Walsall

## 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		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
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