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25 Somerset Road, Walsall, WS4 2DW Guide Price £475,000

A particularly spacious and extremely well presented extended detached family residence in this highly sought after residential location in a quiet cul-de-sac and within easy reach of local amenities.

* Fully Enclosed Porch * Ground Floor Shower Room * Reception Hall * Lounge * Dining Room * Fitted Kitchen * Four Bedrooms * Luxury Bathroom * Garage & Off Road Parking * Gas Central Heating System * PVCu Double Glazing * Scope For Further Extension * No Upward Chain *

Council Tax Band E
Local Authority - Walsall



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

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

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Company Number: 11253248



25 Somerset Road, Walsall



Fully Enclosed Porch



Reception Hall



Ground Floor Shower Room



Lounge



25 Somerset Road, Walsall



Dining Room



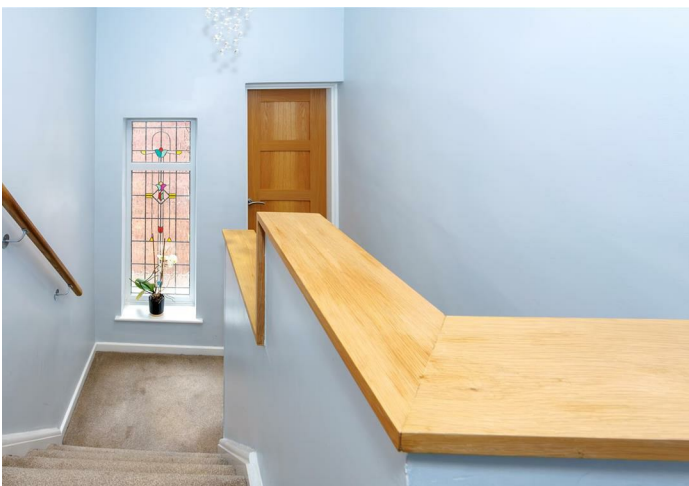
Fitted Kitchen



Fitted Kitchen



Stairs To First Floor



First Floor Landing



Bedroom One

25 Somerset Road, Walsall



Bedroom Two



Bedroom Three



Bedroom Four



Luxury Bathroom



Rear Garden



25 Somerset Road, Walsall



Rear Elevation



Front Elevation



Front Elevation



Outlook To Front

25 Somerset Road, Walsall

An internal inspection is essential for the discerning purchaser to begin to fully appreciate this particularly spacious and extremely well presented extended detached family residence in this highly sought after residential location in this quiet cul-de-sac and within easy reach of local amenities, with pleasant green outlook to front. The property offers tremendous scope and potential for further extension and development subject to obtaining the necessary planning approval.

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:

FULLY ENCLOSED PORCH

having PVCu double glazed door and windows to front elevation, ceiling light point, tiled flooring and storage cupboard off.

GROUND FLOOR SHOWER ROOM

having PVCu double glazed frosted window to front elevation, ceiling light point, central heating radiator, WC, pedestal wash hand basin having mixer tap over, shower enclosure with tiled surround and thermostatic mixer shower fitted, extractor fan and tiled flooring.

ENTRANCE HALL

having solid wood double glazed entrance door to front elevation, two ceiling light points, two central heating radiators and laminate flooring.

LOUNGE

4.55m (into bay) x 3.68m (14'11 (into bay) x 12'01)

having PVCu double glazed bay window to front elevation, ceiling light point and inset ceiling spot lights, two central heating radiators and laminate flooring.

DINING ROOM

4.39m (into bay) x 3.63m (14'05 (into bay) x 11'11)

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

FITTED KITCHEN

3.56m (max) x 2.59m (11'08 (max) x 8'06)

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

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FIRST FLOOR LANDING

having PVCu double glazed frosted stained glass window to side elevation, ceiling light point and loft access having pull down ladder.

BEDROOM ONE

4.83m (into bay) x 3.68m (15'10 (into bay) x 12'01)

having PVCu double glazed bay window to front elevation, ceiling light point, central heating radiator and built in wardrobes.

BEDROOM TWO

3.66m x 3.63m (12'00 x 11'11)

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

BEDROOM THREE

2.51m x 2.39m (8'03 x 7'10)

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

BEDROOM FOUR

4.57m x 1.47m (plus robes) (15'00 x 4'10 (plus robes))

having PVCu double glazed windows to front and rear elevation, inset ceiling spot lights, central heating radiator and built in wardrobes having additional LED lighting.

LUXURY BATHROOM

2.54m x 2.44m (8'04 x 8'00)

having PVCu double glazed windows to rear and side elevation, inset ceiling light points, LED lighting, WC, vanity unit wash hand basin having mixer tap over, panelled bath having built in TV, mixer tap, shower screen and shower over, heated towel rail, extractor fan, tiled walls and heated tiled flooring.

OUTSIDE

GARAGE

4.80m x 2.34m (15'09 x 7'08)

having double opening doors to front elevation, door and PVCu double glazed frosted window to rear elevation, ceiling light point and storage cupboard off.

FORE GARDEN

having block paved driveway, gravelled area with mature hedge border, security lighting and bin canopy store.

REAR GARDEN

having patio area, lawn with fenced borders, security lighting and side access to front.

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

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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.

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