

# CHRIS FOSTER & Daughter

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## 18 Fallowfield Road, Orchard Hills, Walsall, WS5 3DL Guide Price £299,950

A particularly well presented, extended, semi detached residence occupying a wide plot in this highly sought after residential location within easy reach of local amenities.

\* Fully Enclosed Porch \* Reception Hall \* Lounge \* Separate Dining Room \* Conservatory \* Fitted Kitchen \* Utility \* Guest Cloakroom \* Three Bedrooms \* Bathroom \* Detached Side Garage \* Gas Central Heating System \* PVCu Double Glazing \* No Upward Chain

Council Tax Band C  
Local Authority - Walsall



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Company Number: 11253248



# 18 Fallowfield Road, Orchard Hills



Lounge



Conservatory



Dining Room



Dining Room



Modern Fitted Kitchen

# 18 Fallowfield Road, Orchard Hills



Modern Fitted Kitchen



Guest Cloakroom



Bedroom One



Bedroom Two



# 18 Fallowfield Road, Orchard Hills



Bedroom Three



Bathroom



Rear Garden

# 18 Fallowfield Road, Orchard Hills

An internal inspection is highly recommended to begin to fully appreciate this particularly well maintained, extended, semi detached residence that occupies a wide plot in this highly sought after residential location and within easy reach of local amenities including Walsall 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 ENCLOSED PORCH**

PVCu double glazed door and window to front elevation, tiled floor and wall light point.

## **RECEPTION HALL**

PVCu double glazed entrance door, ceiling light point, central heating radiator and meter cupboard off.

## **LOUNGE**

4.88m x 2.84m (16'0 x 9'4)

PVCu double glazed window to rear elevation, ceiling light point, two central heating radiators and PVCu double glazed door leading to:

## **CONSERVATORY**

3.51m x 1.68m (11'6 x 5'6)

PVCu double glazed double opening doors and windows to rear, tiled floor and wall light point.

## **DINING ROOM**

3.89m x 2.34m (12'9 x 7'8)

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

## **MODERN FITTED KITCHEN**

2.67m x 1.98m (8'9 x 6'6)

PVCu double glazed window to front elevation, 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, space for cooker with extractor canopy over, integrated microwave and fridge, tiled floor, ceiling spotlights and door leading to:

## **UTILITY**

1.70m x 1.09m (5'7 x 3'7)

double glazed door leading to the rear gardens, PVCu double glazed window to side, tiled floor, central heating radiator, ceiling light point, space and plumbing for washing machine and working surface.

# 18 Fallowfield Road, Orchard Hills

## **GUEST CLOAKROOM**

PVCu double glazed window to front elevation, WC, wash hand basin, tiled floor and ceiling light point.

## **FIRST FLOOR LANDING**

having ceiling light point, loft access and airing cupboard off housing the "Vaillant" central heating boiler.

## **BEDROOM ONE**

4.06m x 2.97m (13'4 x 9'9)

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

## **BEDROOM TWO**

3.38m x 2.97m max (11'1" x 9'8" max)

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

## **BEDROOM THREE**

2.95m x 1.83m (9'8 x 6'0)

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

## **BATHROOM**

PVCu double glazed frosted window to front elevation, panelled bath with shower over and shower screen fitted, pedestal wash hand basin, WC, tiled walls, ceiling light point, central heating radiator and extractor fan.

## **OUTSIDE**

### **DETACHED SIDE GARAGE**

6.15m x 2.74m (20'2 x 9'0)

with electric up and over door, door to rear, light and power.

### **WIDE FORE GARDEN**

with double width paved driveway, lawn, side borders, outside light and gated access leads to:

### **REAR GARDEN**

having paved patio, lawn, well stocked and attractive borders, outside light and useful shed.

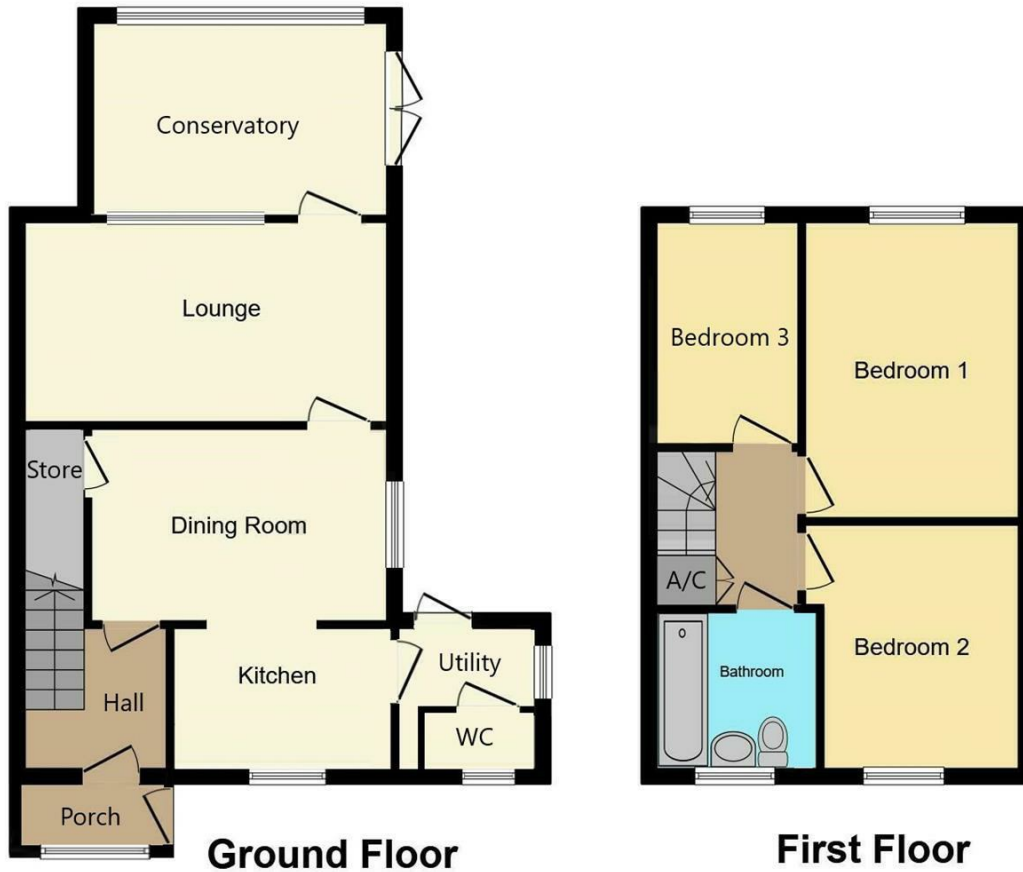
## **GENERAL INFORMATION**

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.

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This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		