CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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284 Sutton Road, Walsall, WS5 3AJ
Asking Price £385,000

Chris Foster & Daughter are pleased to offer for sale this generously proportioned, extended, three bedroom semi-detached property in a much sought after location on the outskirts of Walsall. The accommodation comprises in brief: entrance hallway, extended lounge, dining room, extended kitchen, three bedrooms and a shower room. Further benefits include uPVC double glazing and central heating (both where specified), front and generous rear garden and multi-vehicle driveway. Immediate viewing is highly recommended in order to avoid potential disappointment.

Council Tax Band - C
Local Authority - Walsall
EPC Rating - To Follow

The Property Ombudsman

6-8 Beacon Buildings, Leighswood Road, Aldridge, WS9 8AA
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Chris Foster & Daughter Limited – Registered in England and Wales
Company Number: 11253248

rightmove OnTheMarket.com

284 Sutton Road, Walsall

Lounge

Dining Room

Kitchen

Hallway

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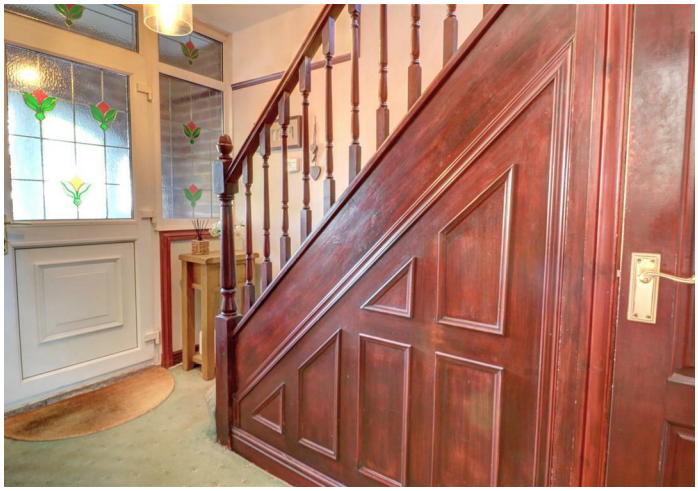

Bedroom One

Bedroom Two

Bedroom Three

Shower Room

284 Sutton Road, Walsall

Garden

Garden

Garden

Garden

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Walsall 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.

Frontage
Being laid well back from the road behind lawned verges and having a lawned garden with shrub borders flanked by multi-vehicle block-paved driveway leading to double doors to:-

Porch
With tiled floor and part uPVC double glazed door to:-

Hallway
With stairs rising to the first floor, central heating radiator, under-stairs cupboard, door to kitchen and door to:-

Extended Lounge
5.46m max x 3.25m max (17'11" max x 10'8" max)
With central heating radiator, sliding uPVC double glazed patio doors to the rear and double doors to:-

Dining Room
3.66m max into may x 3.66m max (12'0" max into may x 12'0" max)
With central heating radiator, fireplace with gas fire and uPVC double glazed window to the front.

Extended Kitchen
4.62m max x 2.59m max (15'2" max x 8'6" max)
Having a range of eye and base level units with work surface over incorporating one and a half bowl single drainer sink unit, gas hob, extractor, electric double oven, dishwasher, tumble dryer, fridge freezer, washing machine, tiled splashback, tiled floor, uPVC double glazed windows to the side and rear and part frosted uPVC double glazed door to the side.

First Floor Landing
With frosted uPVC double glaze dwindo to the side,loft access with pull-down ladder to boarded loft and doors off to:-

Bedroom One
3.84m max into bay x 2.90m min exc wardrobe (12'7" max into bay x 9'6" min exc wardrobe)
With central heating radiator, fitted wardrobe with sliding doors and uPVC double glazed bay window to the front.

Bedroom Two
3.18m max x 3.12m max (10'5" max x 10'3" max)
WIth central heating radiator and uPVC double glazed window to the rear.

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Bedroom Three
2.13m x 1.96m (7'0" x 6'5")
With central heating radiator and uPVC double glazed window to the front.

Shower Room
With a modern and stylish suite comprising walk-in shower cubicle with built-in rainfall shower, wash hand basin, low flush w.c, part tiled walls, heated towel rail, tiled floor and frosted uPVC double glazed window to the rear.

Rear Garden
Having a paved patio with step down to generous lawned garden with further gravelled area beyond with timber shed. Pedestrian gate gives access from the 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 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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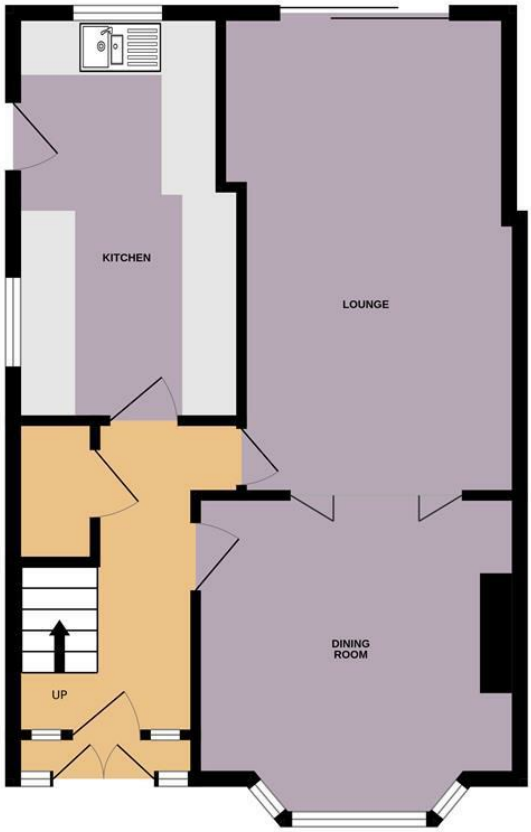
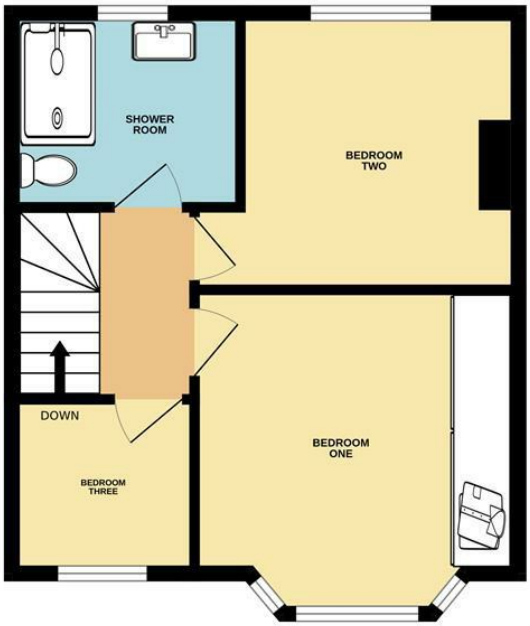
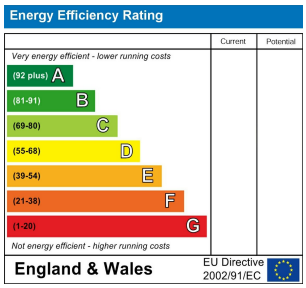
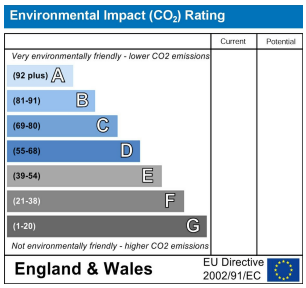
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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