

CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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39a Bescot Drive, Walsall, WS2 9DF Guide Price £315,000

A particularly spacious three bedroomed detached family residence occupying a good sized plot in this quiet and convenient location.

* Reception Hall * Impressive Lounge/Dining Room * Fitted Kitchen * Guest Cloakroom *
Three Good Sized Bedrooms * Large Bathroom & Separate WC * Garage & Off Road Parking *
Good Sized Gardens * Gas Central Heating System * PVCu Double Glazing * Tremendous
Scope and Potential *

Council Tax Band D
Local Authority - Walsall



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

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

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Company Number: 11253248



39a Bescot Drive, Walsall



Lounge/Dining Room



Lounge/Dining Room



Kitchen



Bedroom One

39a Bescot Drive, Walsall



Bedroom One



Bedroom Two



Bedroom Three



Bathroom

39a Bescot Drive, Walsall



Rear Garden



Rear Garden



Rear Elevation

39a Bescot Drive, Walsall

An internal inspection is highly recommended to begin to fully appreciate the tremendous scope and potential offered by this particularly spacious detached family residence occupying a good sized plot in this quiet and convenient location easily accessible to 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 club.

The accommodation that enjoys the benefit of a gas central heating system and PVCu double glazing briefly comprises the following:

RECEPTION HALL

PVCu double glazed frosted glass panelled door and windows to front elevation and access to

IMPRESSIVE THROUGH LOUNGE/DINING ROOM

7.62m x 4.67m (25'0 x 15'4)

having PVCu double glazed patio door leading to the rear gardens, feature fire place with electric fire fitted, three central heating radiators, four ceiling light points, open tread stair case to first floor and cloaks cupboard.

FITTED KITCHEN

3.51m x 3.28m (11'6 x 10'9)

PVCu double glazed window to rear elevation, range of wall, base units and drawers, working surfaces with tiled surround, stainless steel double drainer sink unit with mixer tap over, space for cooker and fridge freezer, space and plumbing for automatic washing machine, fluorescent strip light, central heating radiator, PVCu double glazed frosted door leading to the rear gardens and useful pantry off.

INNER LOBBY

having access to

GUEST CLOAKROOM

PVCu double glazed frosted window to side elevation, WC, central heating radiator and ceiling light point.

FIRST FLOOR LANDING

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

BEDROOM ONE

4.11m x 3.07m plus wardrobes (13'6 x 10'1 plus wardrobes)

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

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BEDROOM TWO

3.96m x 3.35m (13'0 x 11'0)

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

BEDROOM THREE

3.12m x 2.92m (10'3 x 9'7)

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

BATHROOM

3.20m x 2.24m (10'6 x 7'4)

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

SEPARATE WC

PVCu double glazed frosted window to side elevation, WC, half tiled walls and ceiling light point.

OUTSIDE

INTEGRAL GARAGE

5.18m x 2.44m (17'0 x 8'0)

having up and over door and fluorescent strip light.

FORE GARDEN

having tarmacadam frontage providing off road parking, floral displays and gated side access leading to

PRIVATE GOOD SIZED REAR GARDEN

having security lighting, cold water tap, large paved patio area, lawn with attractive side borders and shrubs, timber fencing and useful shed.

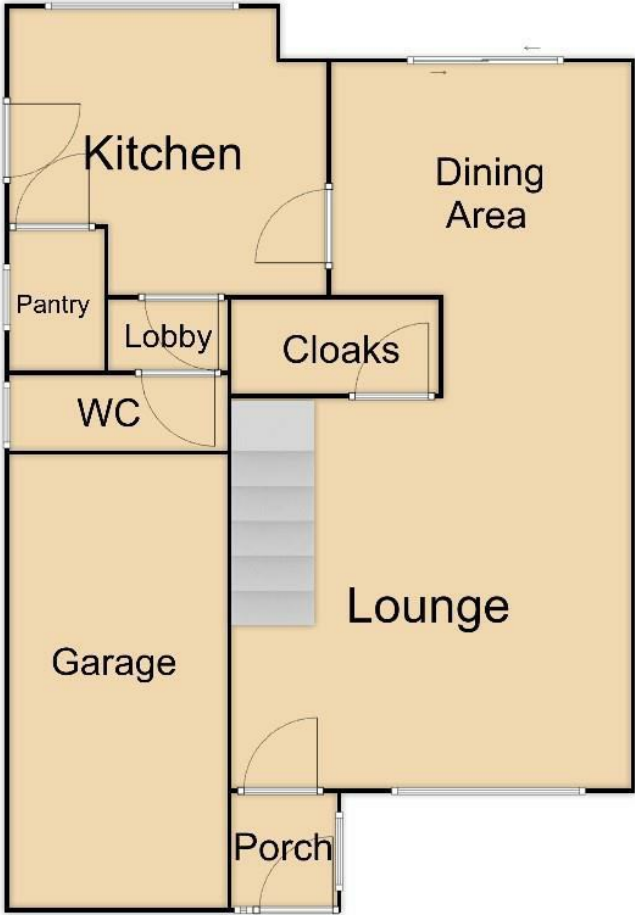
GENERAL INFORMATION

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 Property Misdescriptions Act 1991 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			<div style="text-align: center;"> 84 </div>
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			<div style="text-align: center;"> 81 </div>
(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	