

CHRIS FOSTER & Daughter

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38 Prince Street, Walsall Wood, WS9 9LL Guide Price £335,000

A spacious well presented and extended modern detached family residence occupying a quiet position in this popular residential location backing on to the Daw End Branch canal with mooring.

* Scope For Further Extension * Reception Hall * Modern Fitted Dining/Kitchen * Utility * Dining Room/Bedroom 4 * Ground Floor Bathroom * 3 First Floor Bedrooms * First Floor Bathroom * Ample Off Road Parking * Gas Central Heating * PVCu Double Glazing

Council Tax Band D
Local Authority - Walsall



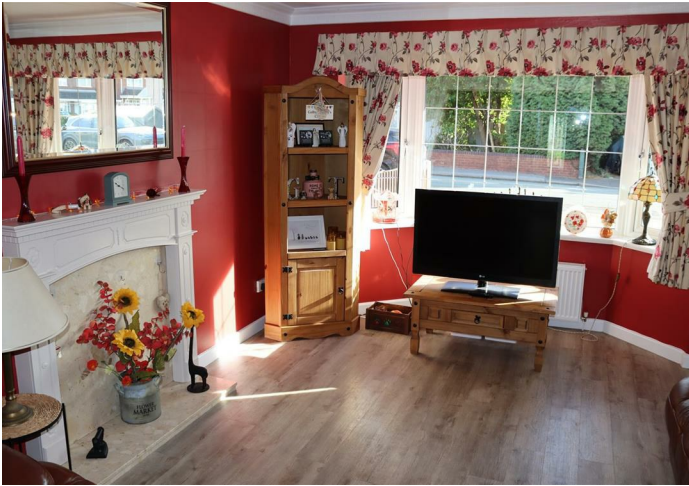
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Company Number: 11253248



38 Prince Street, Walsall Wood



Lounge



Fitted Dining/Kitchen



Utility

38 Prince Street, Walsall Wood



Dining Room/Bedroom Four



Dining Room/Bedroom Four



Ground Floor Bathroom



First Floor Landing

38 Prince Street, Walsall Wood



Bedroom One



Bedroom Two



Bedroom Three



Modern Bathroom

38 Prince Street, Walsall Wood



Rear Garden



Rear Garden



Rear Elevation



Front Elevation



38 Prince Street, Walsall Wood

An internal inspection is essential to fully appreciate this spacious well presented and extended modern detached family residence that occupies a quiet position in this popular residential location backing on to the Daw End Branch canal with mooring. The property offers tremendous scope and potential to further extend (subject to planning).

The area is extremely accessible to all main centres of the West Midlands conurbation with the A5 Trunk and M6 Toll Roads within 3 miles giving further access to the M6, M5, M42 and M54 motorways.

Main centre shopping is available at Lichfield and Walsall and children of all ages have a wide range of good schools provided including St Francis of Assisi Catholic Technology College and the highly regarded Queen Mary's Grammar school for boys and High school for girls at Walsall.

The area is well served for leisure facilities with Oak Park Leisure Centre in Walsall Wood and cricket, hockey and squash clubs behind the church at The Green, Aldridge and Druids Heath Golf Club off Stonnall Road while Stonnall village enjoys a range of community activities.

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

RECEPTION HALL

composite entrance door, laminate floor covering, ceiling light point and central heating radiator.

LOUNGE

4.88m x 3.66m (16' x 12')

PVCu double glazed bay window to front elevation, feature fireplace, laminate floor covering, ceiling light point and central heating radiator.

MODERN FITTED DINING/KITCHEN

4.65m x 2.90m (15'3 x 9'6)

PVCu double glazed window and double opening French doors to rear elevation, laminate floor covering, two ceiling light points, central heating radiator, space for table and chairs, range of fitted wall, base units and drawers, working surfaces with inset single drainer sink having mixer tap over, built in electric oven and gas hob with stainless steel extractor canopy over and under stairs recess.

INNER LOBBY

composite stable style door to side elevation, laminate floor covering, ceiling light point and central heating radiator.

UTILITY

2.67m x 1.45m (8'9 x 4'9)

PVCu double glazed window to rear elevation, working surface with inset stainless steel single drainer sink and base unit below, space for appliances, ceiling light point, laminate floor covering and wall mounted 'Vaillant' central heating boiler.

DINING ROOM/BEDROOM FOUR

4.62m x 4.01m (15'2 x 13'2)

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

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GROUND FLOOR BATHROOM

2.44m x 1.63m (8' x 5'4)

PVCu double glazed window to rear elevation, panelled bath with mixer tap and shower attachment, shower screen fitted, vanity wash hand basin with storage cupboard below, wc, tiled walls, laminate floor covering, ceiling light point, central heating radiator and extractor fan.

FIRST FLOOR LANDING

PVCu double glazed window to side elevation, ceiling light point, loft access and airing cupboard off.

BEDROOM ONE

3.12m x 2.62m (10'3 x 8'7)

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

BEDROOM TWO

2.74m x 2.72m (9' x 8'11)

PVCu double glazed window to rear elevation, range of fitted wardrobes, central heating radiator, ceiling light point and laminate floor covering.

BEDROOM THREE

2.11m x 1.98m (6'11 x 6'6)

PVCu double glazed window to front elevation, built in single bed base, laminate floor covering, central heating radiator and ceiling light point.

MODERN BATHROOM

2.11m x 1.80m (6'11 x 5'11)

PVCu double glazed window to rear elevation, shower bath with shower screen fitted, overhead shower and mixer tap with hand held shower attachment, pedestal wash hand basin, wc, tiled floor and walls and ceiling light point.

WIDE FORE GARDEN

block paved frontage providing ample off road parking, outside lighting and gated side access to both sides of the property leading to:

REAR GARDEN

block paved area to side with potential to build a garage or create additional parking or caravan storage, paved patio, lawn, side borders and shrubs outside lighting and tap, large storage shed and gate to rear providing access to the canal side with mooring.

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.

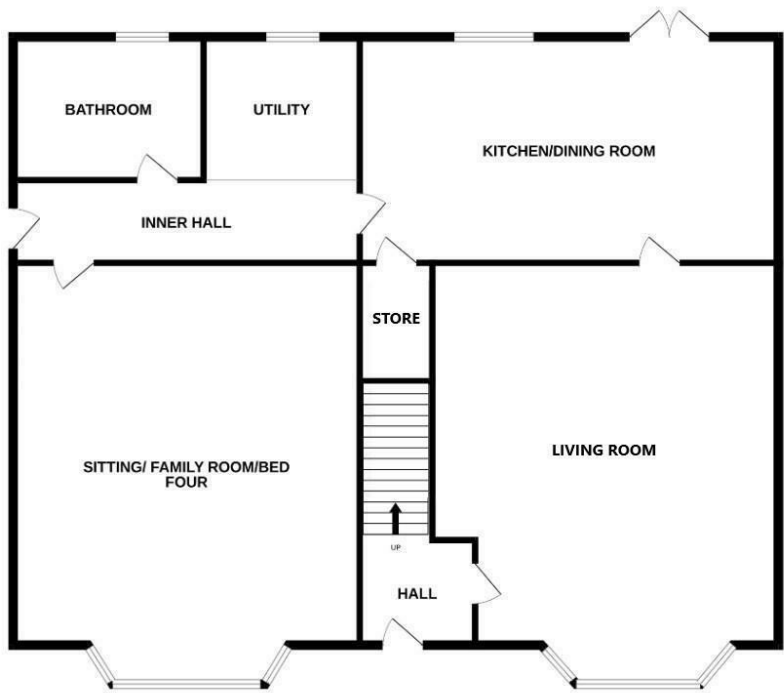
FIXTURES AND FITTINGS All items specified in these sales particulars pass with the property. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Buyers are advised to obtain verification from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

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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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