CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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18 Leigh Road, Walsall, WS4 2DS
Guide Price £695,000

A most impressive, particularly spacious, well planned and extended traditional style detached family residence occupying an excellent corner position in this highly sought after residential location within easy reach of local amenities.

* Reception Hall * Guest Cloakroom * Lounge * Sitting/Dining Room * Conservatory * Luxury Fitted Dining/Kitchen * Utility * Five Bedrooms * Master with En Suite Shower Room * Family Bathroom * Double Garage & Extensive Off Road Parking * Gas Central Heating System * PVCu Double Glazing * Plans Previously Passed For Additional Rear Extension

Council Tax Band E
Local Authority - Walsall

The Property Ombudsman

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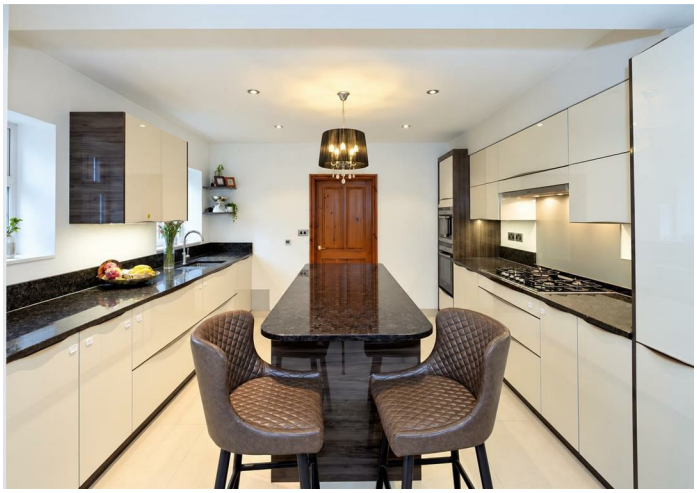
18 Leigh Road, Walsall

Reception Hall



Guest Cloakroom

Lounge

Sitting/Dining Room

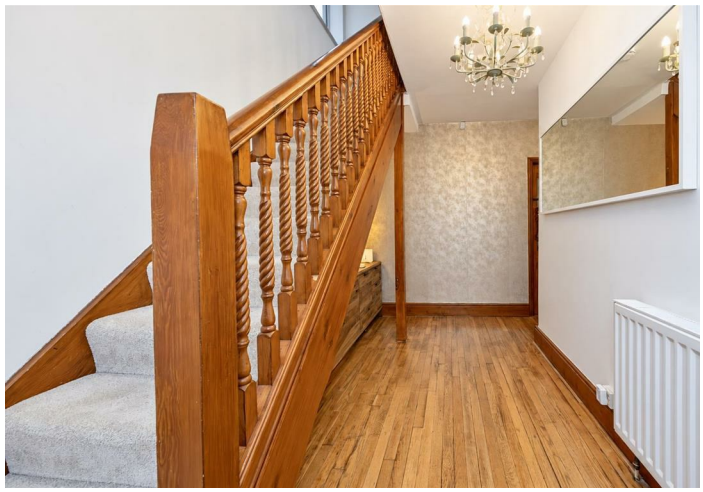
Conservatory

18 Leigh Road, Walsall

Luxury Dining/Kitchen

Luxury Dining/Kitchen

Utility



First Floor Landing

18 Leigh Road, Walsall

Bedroom One

En Suite

Bedroom Two

Bedroom Three

18 Leigh Road, Walsall

Bedroom Four

Bedroom Five

Bathroom

Rear Elevation

Rear Garden

Main Entrance

18 Leigh Road, Walsall

An internal inspection is essential to begin to fully appreciate this most impressive, particularly spacious and extended, well presented, traditional style, detached family residence that occupies an excellent corner position in this highly sought after residential location within easy reach of local amenities including Walsall Arboretum and 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:

RECEPTION HALL
composite entrance door, oak flooring, central heating radiator, two ceiling light points and PVCu double glazed window to side elevation.

GUEST CLOAKROOM
WC, wash hand basin, central heating radiator, ceiling light point, tiled floor and extractor fan.

LOUNGE
4.45m x 3.68m (14'7 x 12'1)
PVCu double glazed bay window to front elevation, feature fireplace, picture rail, central heating radiator and ceiling light point.

SITTING/DINING ROOM
4.45m x 3.38m (14'7 x 11'1)
feature recessed fireplace, central heating radiator, picture rail, ceiling light point and PVCu double glazed double opening doors lead to:

CONSERVATORY
5.89m x 3.68m (19'4 x 12'1)
PVCu double glazed, double opening doors and windows to the rear elevation and tiled floor.

LUXURY FITTED DINING/KITCHEN
6.35m x 3.86m (20'10 x 12'8)
PVCu double glazed, double opening doors leading to the conservatory, two PVCu double glazed windows to the rear elevation, tiled floor, two ceiling light points with additional inset ceiling spotlights, central heating radiator and under floor heating, range of luxury fitted high gloss wall, base units and drawers, granite working surfaces with inset sink having mixer tap over, additional boiling water tap, integrated self cleaning oven, integrated microwave, separate five ring gas hob with extractor canopy over, integrated fridge/freezer and dishwasher, central island with granite top incorporating breakfast bar and additional range of fitted units below.

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UTILITY
3.84m x 1.93m (12'7 x 6'4)
PVCu double glazed window to rear elevation, PVCu double glazed door leading to the rear gardens, working surface with inset stainless steel single drainer sink, fitted wall and base units, space and plumbing for washing machine, ceiling spotlights, space for American style fridge/freezer and access to the garage.

FIRST FLOOR LANDING
PVCu double glazed windows to the front and side elevations, three ceiling light points, two central heating radiators and loft access.

BEDROOM ONE
3.66m x 3.53m (12'0 x 11'7)
PVCu double glazed window to rear elevation, central heating radiator, ceiling light point, walk in wardrobe/dressing area.

EN SUITE SHOWER ROOM
PVCu double glazed frosted window to rear elevation, shower enclosure with overhead and handheld shower attachments, vanity wash hand basin with storage cupboard below, WC, chrome heated towel rail, ceiling spotlights and extractor fan.

BEDROOM TWO
4.47m x 3.68m (14'8 x 12'1)
PVCu double glazed bay window to front elevation, feature cast iron fireplace, central heating radiator and ceiling spotlights.

BEDROOM THREE
3.86m x 3.33m (12'8 x 10'11)
PVCu double glazed window to rear elevation, central heating radiator and ceiling light point.

BEDROOM FOUR
4.17m x 2.54m (13'8 x 8'4)
PVCu double glazed window to front elevation, central heating radiator and ceiling light point.

BEDROOM FIVE
2.90m x 2.87m (9'6 x 9'5)
PVCu double glazed window to front elevation, central heating radiator and ceiling light point.

FAMILY BATHROOM
2.90m x 2.46m (9'6 x 8'1)
PVCu double glazed frosted window to rear elevation, panelled bath, separate shower enclosure with overhead and hand held shower attachments, vanity wash hand basin, WC, tiled walls and floor, ceiling spotlights, chrome heated towel rail and extractor fan.

OUTSIDE

DOUBLE GARAGE
5.61m x 5.18m (18'5 x 17'0)
electric up and over door and wall mounted central heating boiler.

WIDE FORE GARDEN
having block paved frontage providing extensive off road parking, shrubs and outside lighting.

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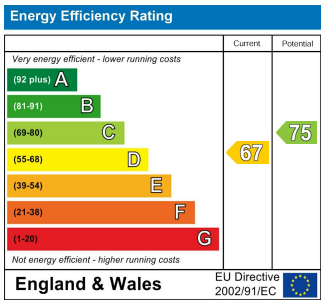
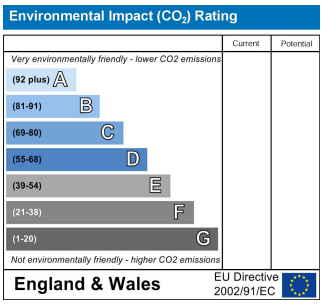
REAR GARDEN
having side access, block paved patio, lawn, side borders, trees and shrubs, timber fencing and useful shed.

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 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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