CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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38 Oak Road, Shelfield, WS4 1RQ
Guide Price £230,000

A well planned 3 bedroom semi detached residence conveniently situated close to local amenities, that will be of particular interest to first time buyers.

* Reception Hall * Lounge * Fitted Dining/Kitchen * Guest Cloakroom * Enclosed Side Entry * 3 Bedrooms * Shower Room * Good Sized Rear Garden * Gas Central Heating * PVCu Double Glazing

Council Tax Band B
Local Authority - Walsall

6-8 Beacon Buildings, Leighswood Road, Aldridge, WS9 8AA
Tele: 01922 45 44 04 E-mail: enquiries@chrisfoster.co.uk
Chris Foster & Daughter Limited – Registered in England and Wales
Company Number: 11253248

38 Oak Road, Shelfield





Lounge

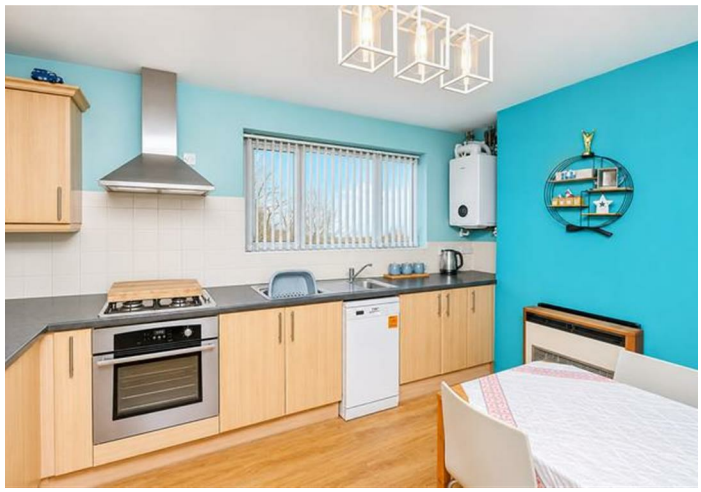


Lounge



Fitted Dining/Kitchen





Fitted Dining/Kitchen

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Guest Cloakroom



Enclosed Side Entry





Bedroom One



Bedroom Two



Bedroom Three

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Shower Room



Rear Garden

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An internal inspection is highly recommended to begin to fully appreciate this well planned 3 bedroom semi detached residence that is conveniently situated close to local amenities. The property will be of particular interest to first time buyers.

Schools for children of all ages are readily available including Shelfield Sports & Community College, 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.

Regular and frequent public transport services are provided to Walsall, Brownhills, Aldridge, Lichfield and neighbouring town centres where more comprehensive facilities can be found.

Commuters will find that junction 10 of the M6 motorway is within 3 miles which provides further access to the M6 Toll road, M5, M54 and M42 motorways.

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, ceiling light point, central heating radiator and stairs to first floor.

LOUNGE
3.78m x 3.30m (12'5 x 10'10)
PVCu double glazed window to front elevation, feature fire surround, central heating radiator and ceiling light point.

FITTED DINING/KITCHEN
3.00m x 3.00m (9'10 x 9'10)
PVCu double glazed window to rear elevation, range of fitted wall and base units, working surfaces with inset stainless steel sink and drainer, built in oven and gas hob with extractor canopy over, integrated fridge and freezer, space and plumbing for washing machine and slimline dishwasher, laminate floor covering, central heating radiator, gas fire fitted, wall mounted 'Worcester' central heating boiler and space for table and chairs.

GUEST CLOAKROOM
PVCu double glazed frosted window to rear elevation, wc and ceiling light point.

REAR LOBBY
access to:

ENCLOSED SIDE ENTRY
PVCu double glazed doors to front and rear elevations, PVCu double glazed window to rear and fluorescent strip light.

FIRST FLOOR LANDING
PVCu double glazed frosted window to side elevation, central heating radiator, ceiling light point and loft access.

BEDROOM ONE
3.28m x 2.82m (10'9 x 9'3)
PVCu double glazed window to front elevation, central heating radiator and ceiling light point.

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BEDROOM TWO
3.00m x 2.90m (9'10 x 9'6)
PVCu double glazed window to rear elevation, central heating radiator, ceiling light point and built in storage cupboard.

BEDROOM THREE
2.18m x 1.96m (7'2 x 6'5)
PVCu double glazed window to front elevation, central heating radiator and ceiling light point.

SHOWER ROOM
PVCu double glazed frosted window to rear elevation, shower enclosure, pedestal wash hand basin, wc, tiled walls, ceiling light point and chrome heated towel rail.

OUTSIDE

FORE GARDEN
lawn, side border and paved path to main entrance.

REAR GARDEN
paved patio area, lawn, side border and timber fencing.

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 floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

