

CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . at its best

View all our properties at: www.chrisfoster.co.uk



24 Elizabeth Road, Walsall, WS5 3PF **Guide Price £460,000**

An attractive, individually designed, traditional style detached family residence occupying an excellent position in this highly sought after residential location and offering tremendous potential for extension and development. All local schools within a 1-mile radius, including Infant, Junior, and Secondary schools, were last stated by Ofsted to have either Good or Outstanding outcomes.

* Fully Enclosed Porch * Reception Hall * Lounge * Separate Dining Room * Fitted Kitchen * Ground Floor WC * Four Bedrooms * Shower Room * Separate WC * Garage & Extensive Off Road Parking * Good Sized Plot * Gas Central Heating System * PVCu Double Glazing * No Upward Chain

Council Tax Band F
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



24 Elizabeth Road, Walsall



Lounge



Dining Room



Fitted Kitchen

24 Elizabeth Road, Walsall



First Floor Landing



Bedroom One



Bedroom One



Bedroom Two



Bedroom Two



Bedroom Three

24 Elizabeth Road, Walsall



Bedroom Three



Bedroom Four



Shower Room



Rear Garden



Rear Garden



Rear Elevation

24 Elizabeth Road, Walsall

An internal inspection is essential to begin to fully appreciate the full potential offered by this attractive, individually designed, traditional style detached family residence that occupies an excellent position in this highly sought after residential location and within easy reach of 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 clubs.

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

FULLY ENCLOSED PORCH

PVCu double glazed door and windows to front elevation, tiled floor and ceiling light point.

RECEPTION HALL

having entrance door, central heating radiator, ceiling light point, parquet flooring, telephone point and cloaks cupboard off.

EXTENDED LOUNGE

6.17m x 3.51m (20'3 x 11'6)

PVCu double glazed windows to the front and rear elevations, PVCu double glazed door leading to the rear gardens, feature fireplace with quarry tiled hearth, ceiling light point, two wall light points, two central heating radiators and parquet flooring (not in extension).

DINING ROOM

5.79m into bay x 3.12m (19'0 into bay x 10'3)

PVCu double glazed bay window to front elevation, additional PVCu double glazed window to side, feature fireplace with side storage unit, three wall light points and two central heating radiators.

FITTED KITCHEN

5.03m x 2.51m (16'6 x 8'3)

two PVCu double glazed windows to rear elevation, tiled floor, fluorescent strip light, range of fitted wall, base units and drawers, working surfaces, stainless steel double drainer sink unit having mixer tap over, space for cooker, "Potterton" central heating boiler, two central heating radiators, plumbing for dishwasher and useful pantry off with tiled floor, light point and shelving.

REAR LOBBY

door and window to side elevation and quarry tiled floor.

UTILITY ROOM

having plumbing for washing machine and ceiling light point.

24 Elizabeth Road, Walsall

GROUND FLOOR WC

PVCu double glazed window to side elevation, WC, quarry tiled floor and ceiling light point.

SPLIT LEVEL LANDING

PVCu double glazed window to side elevation, ceiling light point and storage cupboard off.

BEDROOM ONE

4.65m x 3.05m (15'3 x 10'0)

PVCu double glazed windows to front and rear elevations, range of fitted wardrobes with double bed recess and bedside cabinets, two central heating radiators and ceiling light point.

BEDROOM TWO

4.57m x 3.18m (15'0 x 10'5)

PVCu double glazed windows to the front and side elevations, two central heating radiators and ceiling light point.

BEDROOM THREE

4.27m x 2.29m (14'0 x 7'6)

PVCu double glazed windows to rear and side elevations, central heating radiator and two wall light points.

BEDROOM FOUR

2.54m x 2.54m (8'4 x 8'4)

PVCu double glazed window to rear elevation, central heating radiator, ceiling light point, telephone point and loft access.

SHOWER ROOM

PVCu double glazed frosted window to side elevation, large tiled shower enclosure with electric "Triton" shower fitted, pedestal wash hand basin, ceiling light point, central heating radiator and airing cupboard off.

SEPERATE WC

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

OUTSIDE

GARAGE

4.67m x 2.36m (15'4 x 7'9)

double opening doors to front, door to side and ceiling light point.

FORE GARDEN

large block paved driveway providing extensive off road parking, lawn, side borders and shrubs and gated side access leads to:

GOOD SIZED REAR GARDEN

paved patio area, lawn, side borders, trees and shrubs, outside light and tap and brick built storage 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.

24 Elizabeth Road, Walsall

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.

24 Elizabeth Road, Walsall

