

CHRIS FOSTER & Daughter

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1 Lawley Close, Sheffield, WS4 1DB Guide Price £219,950

A spacious 3 bedroom end town house residence, occupying a quiet cul-de-sac position in this popular residential location within easy reach of local amenities and benefitting from an open aspect to rear.

* Fully Enclosed Porch * Reception Hall * Through Lounge * Fitted Kitchen * Utility *
Conservatory * 3 Bedrooms * Shower Room * Off Road Parking * Gas Central Heating * PVCu
Double Glazing * No Upward Chain

Council Tax Band A
Local Authority - Walsall



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Chris Foster & Daughter Limited – Registered in England and Wales
Company Number: 11253248



1 Lawley Close, Sheffield



Through Lounge



Through Lounge



Fitted Kitchen



Fitted Kitchen



Utility

1 Lawley Close, Sheffield



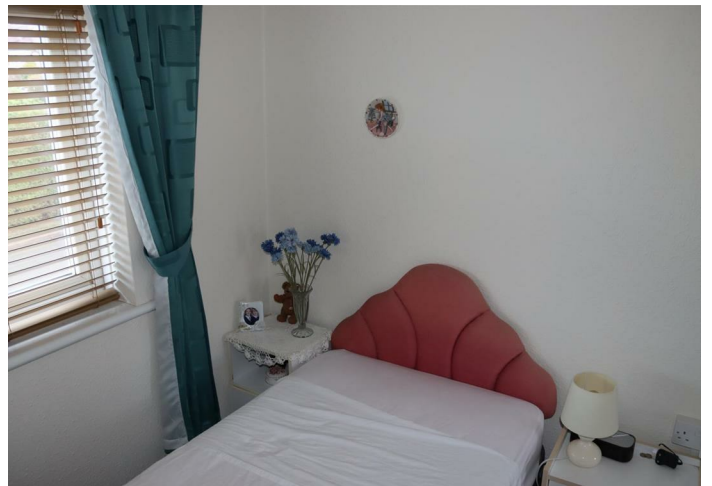
Conservatory



Reception Hall



Bedroom One



Bedroom Two

1 Lawley Close, Sheffield



Bedroom Three



Shower Room



Rear Garden

1 Lawley Close, Shelfield

An internal inspection is highly recommended to begin to fully appreciate this spacious 3 bedroom end town house residence, that occupies a quiet cul-de-sac position in this popular residential location within easy reach of local amenities including Pelsall village centre.

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:

FULLY ENCLOSED PORCH

PVCu double glazed door and windows to front elevation and ceiling spot lights.

RECEPTION HALL

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

THROUGH LOUNGE

5.21m x 3.05m (17'1 x 10')

PVCu double glazed window to front elevation and double opening doors to the rear, feature fireplace, laminate floor covering, central heating radiator, ceiling light point and two wall light points.

FITTED KITCHEN

3.05m x 2.82m (10' x 9'3)

PVCu double glazed window to rear elevation, range of fitted wall, base units and drawers, working surfaces with inset stainless steel single drainer sink having mixer tap over, space for cooker, fridge and dish washer, central heating radiator, laminate floor covering, fluorescent strip light, pantry off and additional store cupboard with space and plumbing for washing machine.

UTILITY

2.21m x 2.03m (7'3 x 6'8)

PVCu double glazed window to front elevation, fitted wall and base units, working surface, space for appliances and ceiling light point.

CONSERVATORY

3.20m x 2.82m (10'6 x 9'3)

PVCu double glazed double opening doors and windows to rear elevation and two wall light points.

FIRST FLOOR LANDING

PVCu double glazed window to rear elevation, ceiling light point, loft access, storage cupboard off and airing cupboard housing the 'Worcester' central heating boiler.

1 Lawley Close, Sheffield

BEDROOM ONE

3.35m x 3.07m (11' x 10'1)

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

BEDROOM TWO

3.05m x 2.84m (10' x 9'4)

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

BEDROOM THREE

2.97m x 2.13m (9'9 x 7')

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

SHOWER ROOM

PVCu double glazed frosted window to rear elevation, shower enclosure with electric 'Triton' shower fitted, vanity wash hand basin with storage cupboard below, wc, central heating radiator and ceiling light point.

OUTSIDE

FORE GARDEN

block paved frontage providing off road parking.

REAR GARDEN

paved patio area and path, lawn with side borders and shrubs, useful shed, gated access to rear and open aspect.

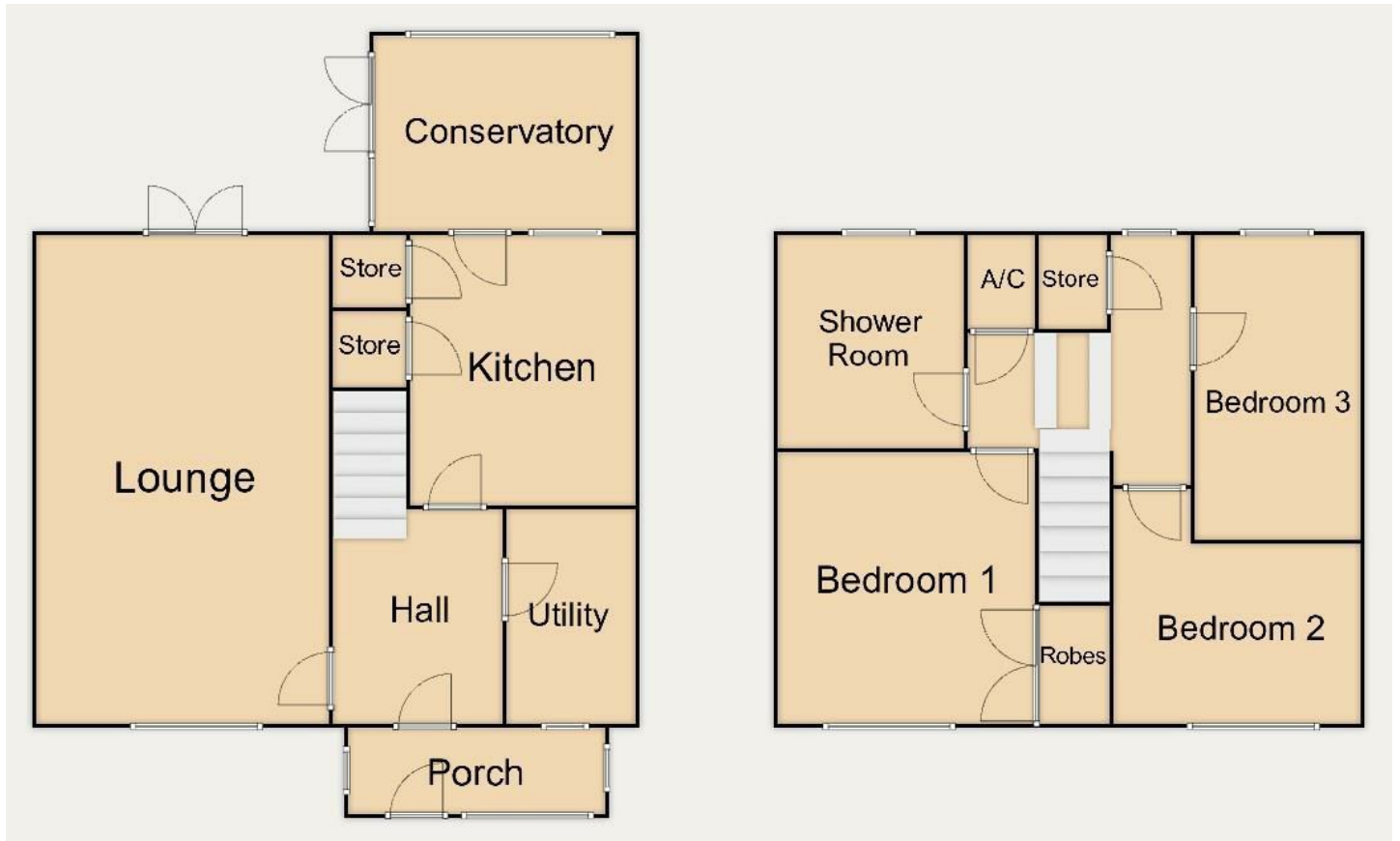
GENERAL INFORMATION

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.

1 Lawley Close, Sheffield



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	65	
(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		
(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