

# CHRIS FOSTER & Daughter

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## 42 Buchanan Road, Walsall, WS4 2EN Guide Price £595,000

**\*\*REDUCED FOR QUICK SALE\*\***

A particularly spacious, characterful, five bedroom, three storey Edwardian, semi detached family residence situated in one of Walsall's most popular locations within easy reach of Walsall Arboretum and town centre.

\* Period Property With Many Original Features \* Vestibule \* Reception Hall \* Cellar \* Impressive Lounge \* Separate Dining Room \* Sitting Room \* Open Plan Dining/Kitchen/Family Room \* Ground Floor Shower Room \* Five Bedrooms \* Luxury Bathroom \* Separate WC \* Side Garage & Off Road Parking \* Large Garden With Summer House \* Gas Central Heating System \* Double Glazing \* Solar Panels and Battery System

Council Tax Band F  
Local Authority - Walsall



6-8 Beacon Buildings, Leighswood Road, Aldridge, WS9 8AA

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Company Number: 11253248



# 42 Buchanan Road, Walsall



Reception Hall



Lounge



Dining Room



Sitting Room



Sitting Room



Dining/Kitchen/Family Room

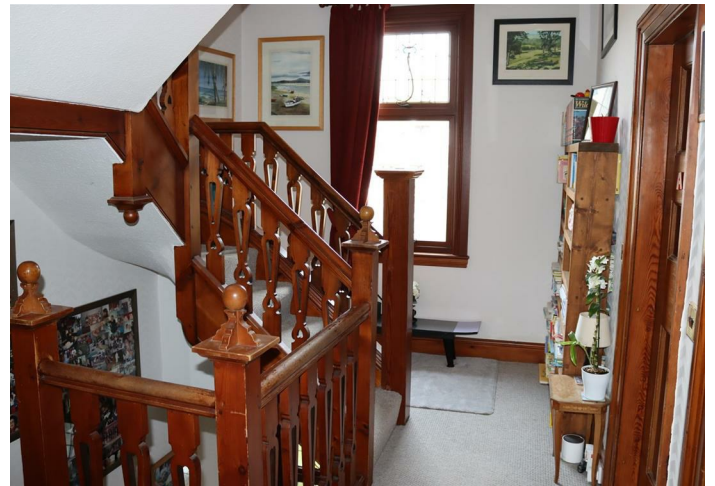
# 42 Buchanan Road, Walsall



Dining/Kitchen/Family Room



Wet Room



First Floor Landing



Bedroom One



Bedroom Two

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Bedroom Two



Bedroom Three



Bedroom Three



Bathroom



Bathroom



Separate WC

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Bedroom Four



Bedroom Five



Rear Garden



Summer House



Summer House



Rear Elevation

# 42 Buchanan Road, Walsall

An internal inspection is essential to begin to fully appreciate this particularly spacious, three storey, Edwardian semi detached family residence that is full of charm and character and occupies an excellent position backing onto Walsall Arboretum within this highly sought after and most prestigious location with easy access to Walsall 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 double glazing briefly comprises the following:

## **VESTIBULE**

having entrance door with inset leaded stained glass panel and window to side, tiled floor and ceiling light point.

## **RECEPTION HALL**

having door to front with inset leaded stained glass panel, 'Minton' tiled floor, central heating radiator, ceiling light point, ceiling coving, picture rail and access to:

## **CELLAR**

having light point and storage space with steps leading down to additional area.

## **IMPRESSIVE LOUNGE**

5.79m x 4.27m (19'0 x 14'0)

PVCu double glazed bay window and door to the rear elevation, feature period fireplace with timber surround, tiled hearth and inset log burner, "Karndean" flooring, ceiling coving and central heating radiator.

## **DINING ROOM**

5.18m x 4.27m (17'0 x 14'0)

double glazed bay window to front elevation with feature original stained glass inserts, feature period fireplace with timber surround, tiled hearth and gas coal effect fire fitted, "Karndean" flooring, central heating radiator, ceiling light point, ceiling coving and plate shelf.

## **SITTING ROOM**

3.76m x 3.07m (12'4 x 10'1)

PVCu double glazed door and window to rear elevation, feature fireplace with inset log burner, two built in dressers to either side, laminate floor covering, two central heating radiators and ceiling light point.

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## **OPEN PLAN DINING/KITCHEN/FAMILY ROOM**

10.92m x 2.84m (35'10 x 9'4)

PVCu double glazed window with feature stained glass inserts to front elevation, additional PVCu double glazed window to side and rear, four "Vellux" windows and bi-fold doors leading to the rear gardens, "Karndean" flooring, range of fitted wall, base units and drawers, working surfaces with inset single drainer sink having mixer tap over, space for range style cooker with extractor canopy over, space for American style fridge/freezer, integrated dishwasher, wall mounted central heating boiler housed in matching unit, breakfast bar, central heating radiator and additional modern vertical radiator.

## **GROUND FLOOR WET ROOM**

orangery style roof, overhead and handheld shower attachments, vanity wash hand basin, WC, chrome heated towel rail, tiled walls, ceiling spotlights and extractor fan.

## **FIRST FLOOR LANDING**

PVCu double glazed window to front elevation, central heating radiator and ceiling light point (potential to convert part to form en suite for bedroom one).

## **BEDROOM ONE**

5.18m x 4.27m (17'0 x 14'0)

double glazed bay window to front elevation with original stained glass encapsulated, central heating radiator, ceiling light point and feature period fireplace.

## **BEDROOM TWO**

4.88m x 4.27m (16'0 x 14'0)

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

## **BEDROOM THREE**

3.68m x 3.10m (12'1 x 10'2)

PVCu double glazed window to rear elevation, two built in wardrobes and cabin bed, laminate floor covering, central heating radiator, ceiling light point and feature period fireplace.

## **MODERN BATHROOM**

3.15m x 3.05m (10'4 x 10'0)

double glazed frosted window to front elevation, free standing claw foot bath with side mixer tap and shower attachment, walk-in shower enclosure, pedestal wash hand basin, central heating radiator, ceiling light point, tiled floor with underfloor heating and extractor fan.

## **SEPERATE WC**

PVCu double glazed window to rear elevation, WC, vanity wash hand basin with storage cupboard below, tiled floor, central heating radiator and ceiling light point.

## **SECOND FLOOR LANDING**

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

## **BEDROOM FOUR**

4.27m x 4.27m (14'0 x 14'0)

PVCu double glazed window to front elevation, ornamental period fireplace, laminate flooring, ceiling light point, central heating radiator and vanity wash hand basin.

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## **BEDROOM FIVE**

4.27m x 2.57m (14'0 x 8'5)

PVCu double glazed window to rear elevation, ceiling light point, loft access, central heating radiator, fitted wardrobe and access to large walk-in under eaves storage area with light point.

## **SIDE GARAGE**

3.66m x 2.74m (12'0 x 9'0)

double opening doors to front, working surface with inset stainless steel single drainer sink, base units below, space and plumbing for washing machine, light and power and door leading to the rear gardens.

## **OUTSIDE**

### **FORE GARDEN**

with two cctv cameras and having block paved driveway and path, twin lawns, shrubs and trees.

### **LARGE REAR GARDEN**

two cctv cameras, paved patio area, security light, outside tap, steps lead down to additional block paved patio area, shaped lawn with well stocked side borders, trees and shrubs, additional seating area, further trees and shrubs, greenhouse, useful shed, raised beds, chicken coup, fruit bushes, ornamental pond and:

### **LARGE SUMMER HOUSE**

3.91m x 3.05m (12'10 x 10'0)

being fully insulated and having PVCu double glazed patio door and windows, laminate flooring, dimmable lighting and power, external lighting and consumer unit.

## **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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		74	83
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		