

CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . at its best

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



7 Tetley Avenue, Walsall, WS4 2HE **Guide Price £360,000**

A spacious traditional style semi detached residence occupying a quiet cul-de-sac position in this highly sought after residential location. The property offers tremendous scope and potential to extend - subject to obtaining the necessary planning approval.

* Fully Enclosed Porch * Reception Hall * Lounge * Dining Room * Fitted Breakfast/Kitchen * Guest Cloakroom * 3 Bedrooms * Bathroom * Separate WC * Side Garage * Good Size Rear Garden * Gas Central Heating * PVCu Double Glazing * No Upward Chain

Council Tax Band D
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



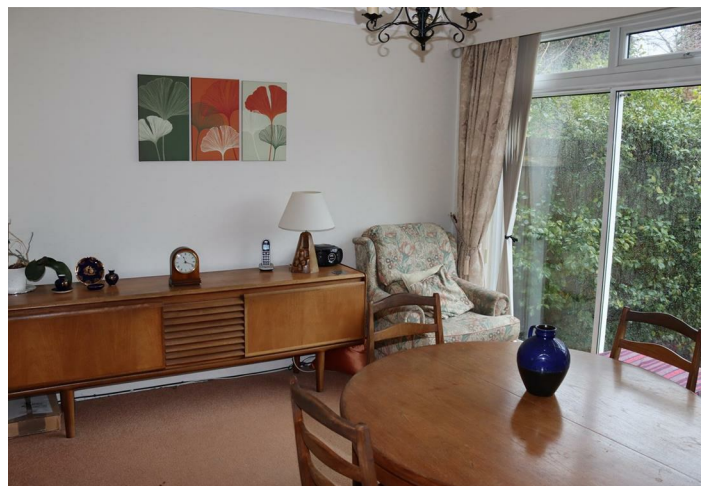
7 Tetley Avenue, Walsall



Reception Hall



Lounge



Dining Room

7 Tetley Avenue, Walsall



Fitted Breakfast/Kitchen



Bedroom One



Bedroom Two

7 Tetley Avenue, Walsall



Bedroom Three



Bathroom



Good Size Rear Garden



Rear Elevation

7 Tetley Avenue, Walsall

An internal inspection is highly recommended to begin to fully appreciate the full potential offered by this spacious traditional style semi detached residence that occupies a quiet cul-de-sac position in this highly sought after residential location within easy reach of local amenities including Walsall town centre and Arboretum. The property offers tremendous scope and potential to extend - subject to obtaining the necessary planning approval.

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 double opening doors and windows to front elevation and quarry tiled floor.

RECEPTION HALL

entrance door, parquet flooring, central heating radiator, ceiling light point, cloaks cupboard off and additional under stairs storage cupboard.

LOUNGE

5.03m x 3.51m (16'6 x 11'6)

PVCu double glazed bay window to front elevation, feature fireplace, parquet flooring, central heating radiator and double opening inter connecting doors leading to:

DINING ROOM

3.51m x 3.20m (11'6 x 10'6)

PVCu double glazed sliding patio door leading to the rear garden, parquet flooring, central heating radiator and ceiling light point.

FITTED BREAKFAST/KITCHEN

3.96m max x 3.73m (13' max x 12'3)

PVCu double glazed window to rear elevation, range of fitted wall, base units and drawers, working surfaces with tiled surround and inset single drainer sink having mixer tap over, space for cooker, washing machine and fridge, central heating radiator, two ceiling spot light tracks, tiled floor, access to the garage, Pantry and storage cupboard.

REAR LOBBY

PVCu double glazed door to the rear garden and tiled floor.

7 Tetley Avenue, Walsall

GUEST CLOAKROOM

PVCu double glazed frosted window to side elevation, wc, central heating radiator, ceiling light point and tiled floor.

FIRST FLOOR LANDING

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

BEDROOM ONE

5.21m x 3.51m (17'1 x 11'6)

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

BEDROOM TWO

3.51m x 3.23m (11'6 x 10'7)

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

BEDROOM THREE

2.44m x 2.34m (8' x 7'8)

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

BATHROOM

PVCu double glazed frosted window to rear elevation, panelled bath, separate shower enclosure with electric 'Triton' shower fitted, pedestal wash hand basin, chrome heated towel rail, ceiling spot lights and tiled floor.

SEPARATE WC

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

SIDE GARAGE

5.03m x 2.49m (16'6 x 8'2)

double opening doors to front, PVCu double glazed frosted window to side, wall mounted 'Worcester' central heating boiler, light and power.

FORE GARDEN

tarmacadam driveway, lawn with side border and inset shrubs, security light and gated side access leading to:

GOOD SIZE REAR GARDEN

paved patio, lawned areas, mature well stocked borders, trees and shrubs and useful shed.

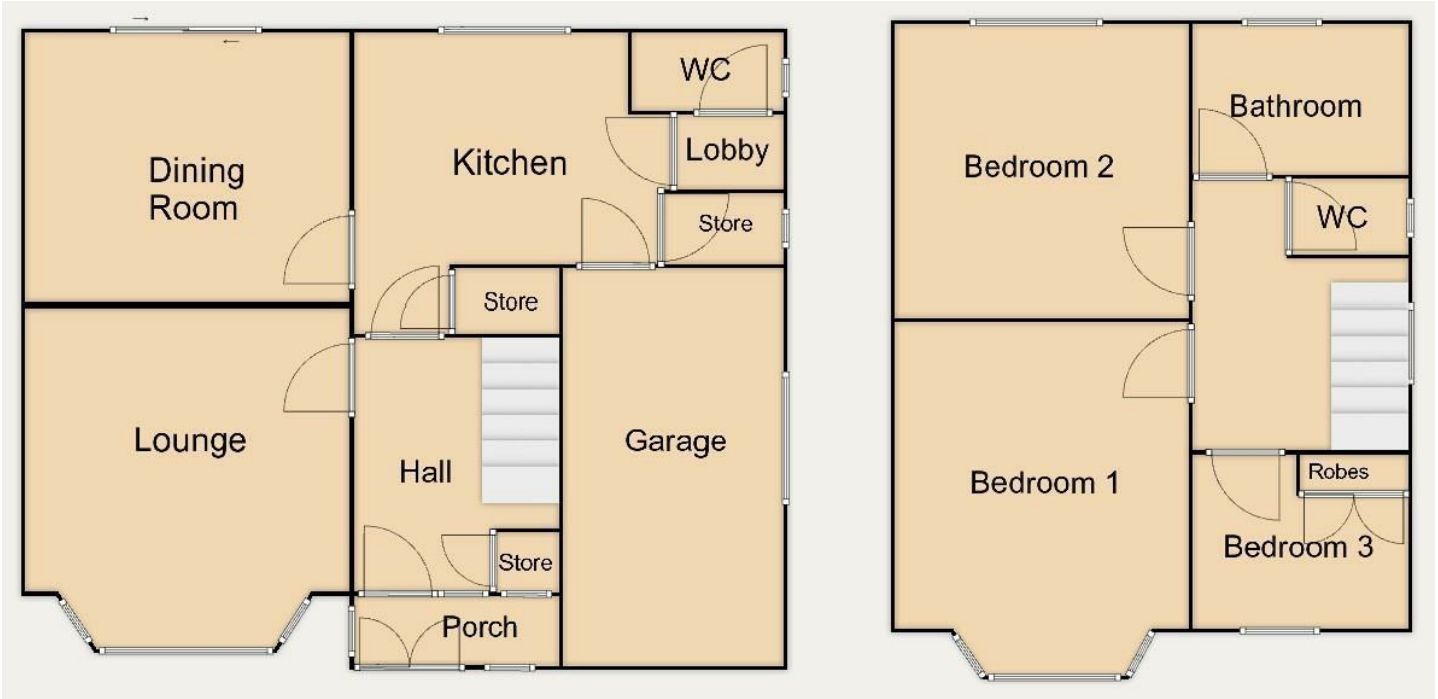
GENERAL INFORMATION


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.

7 Tetley Avenue, Walsall



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