

CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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



47 Emery Close, Walsall, WS1 3AL Guide Price £225,000

An extended 3 bedroom semi detached residence occupying a walk-way position at the head of this quiet residential cul-de-sac. The property is conveniently situated within easy reach of local amenities.

* Fully Enclosed Porch * Reception Hall * Lounge * Sun Room/Dining Room * Modern Fitted Kitchen * 3 Bedrooms * Bathroom * Garage To Rear * Gas Central Heating * PVCu Double Glazing * No Upward Chain

Council Tax Band C
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



47 Emery Close, Walsall



Lounge



Sun Room/Dining Room



Modern Fitted Kitchen



First Floor Landing



Bedroom One

47 Emery Close, Walsall



Bedroom One



Bedroom Two



Bedroom Two



Bedroom Three



Bathroom



Rear Garden

47 Emery Close, Walsall

An internal inspection is highly recommended to begin to fully appreciate this extended 3 bedroom semi detached residence that occupies a walk-way position at the head of this quiet residential cul-de-sac. The property is conveniently situated within easy reach of local amenities including 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 PVCu double glazing, briefly comprises the following:

PORCH ENTRANCE

PVCu double glazed entrance door and windows to front elevation, wall light point, laminate floor covering and wall mounted 'Potterton' central heating boiler.

RECEPTION HALL

laminate floor covering, central heating radiator, ceiling light point and cloaks cupboard off.

LOUNGE

5.36m x 4.57m (17'7 x 15')

window to rear elevation, feature fireplace with gas coal effect fire fitted, laminate floor covering, central heating radiator, two wall light points, under stairs storage cupboard off and access to:

SUN ROOM/DINING ROOM

4.57m x 2.06m (15' x 6'9)

PVCu double glazed door and windows to rear elevation, laminate floor covering, central heating radiator and ceiling light point.

MODERN FITTED KITCHEN

2.59m x 2.18m (8'6 x 7'2)

PVCu double glazed window to front elevation, range of fitted wall, base units and drawers, working surfaces with matching upstands and inset stainless steel single drainer sink having mixer tap over, built in 'Electrolux' electric oven, gas hob with stainless steel extractor canopy over, space for washing machine and fridge/freezer, tiled floor and ceiling light point.

FIRST FLOOR LANDING

PVCu double glazed frosted window to side elevation, wall light point and airing cupboard off.

BEDROOM ONE

3.58m x 2.67m (11'9 x 8'9)

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

47 Emery Close, Walsall

BEDROOM TWO

3.28m x 2.67m (10'9 x 8'9)

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

BEDROOM THREE

2.34m x 1.80m (7'8 x 5'11)

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

BATHROOM

PVCu double glazed frosted window to front elevation, panelled bath with electric 'Triton' shower over, pedestal wash hand basin, wc, tiled walls, central heating radiator, ceiling spot lights and extractor fan.

OUTSIDE

GARAGE TO REAR

5.03m x 2.59m (16'6 x 8'6)

up and over door to front, door to side leading to the rear garden, light and power.

FORE GARDEN

lawn, additional gravelled area, paved path and side access leading to:

REAR GARDEN

being mainly paved with fenced boundary, security light, useful shed and access to the garage.

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.

47 Emery Close, Walsall

