CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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19 Orwell Road, Walsall, WS1 2PJ

Offers Over £325,000

Chris Foster & Daughter offer for sale this beautifully presented and well-maintained three-bedroom family home, in a highly sought-after location within South Walsall, close to excellent schools and the popular Walsall Arboretum. The generously proportioned accommodation briefly comprises: welcoming porch, entrance hall, spacious lounge, separate dining room, fitted kitchen, conservatory, guest cloakroom, side passage/utility, three double bedrooms and a family bathroom. Externally, the property benefits from front and rear gardens, together with a driveway providing off-road parking to the front. Further benefits include double glazing and central heating (where specified).The property offers excellent potential for further extension and development (subject to necessary planning permissions), providing an exciting opportunity for a purchaser to further enhance and tailor the home to their individual needs.This attractive and well-maintained family home combines spacious accommodation with excellent future potential in a desirable South Walsall location. Immediate viewing is highly recommended to fully appreciate the size, presentation, position and potential of this wonderful property.

Council Tax Band - D
Local Authority - Walsall
EPC Rating - C

The Property Ombudsman

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

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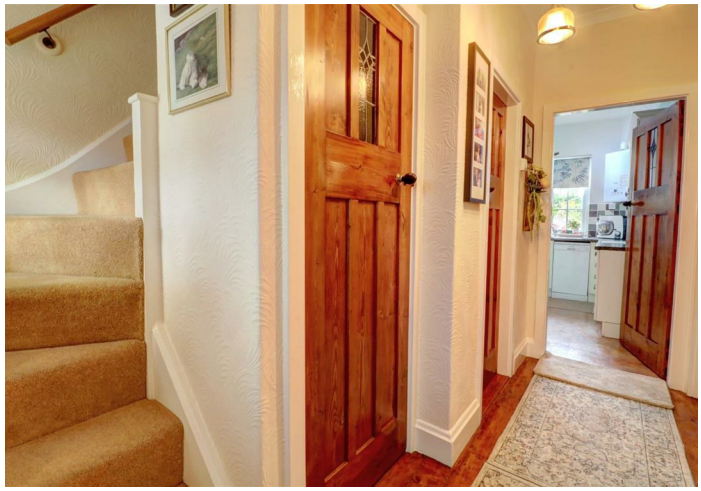
Lounge



Hallway

Dining Room

Conservatory

Kitchen

Guest Cloakroom

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Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Patio

Garden

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The property enjoys easy access to Walsall Town Centre, as well as other local centres including Aldridge, Sutton Coldfield and Birmingham. Viewings are strictly by appointment only.

Frontage
Having a synthetic turf garden flanked by driveway affording off road parking. Paved and brick paved steps lead to door to:-

Porch
Being sealed unit double glazed with tiled floor and door to:-

Entrance Hallway
With stairs rising to first floor, under-stairs cupboard, central heating radiator, timber flooring and doors off to:-

Dining Room
3.91m min exc bay x 3.63m max (12'10" min exc bay x 11'11" max)
With central heating radiator, built-in storage units, picture rail and sealed unit double glazed bay window to the front.

Lounge
4.24m min exc bay x 3.58m max (13'11" min exc bay x 11'9" max)
With central heating radiator, feature fire surround, picture rail and bay to rear with windows and french doors to:-

Conservatory
2.74m max x 2.41m min (9'0" max x 7'11" min)
With tiled floor, uPVC double glazed windows to the sides and rear and uPVC double glazed french doors to the side.

Kitchen
3.56m max x 2.72m max (11'8" max x 8'11" max)
Having a range of eye and base level units with work surface over incorporating single drainer sink unit, tiled splashbacks, uPVC double glazed window to the rear, frosted window to the side and door to:-

Side Passage/Utility
Having plumbing for appliance, uPVC double glazed windows to front and rear and part u_PVC double glazed door to the front and rear.

First Floor Landing
With loft access and doors off to:-

Bedroom One
4.22m max x 3.58m max into wardrobes (13'10" max x 11'9" max into wardrobes)
With a range of fitted wardrobes and drawer unit, picture rail, central heating radiator and sealed unit double glazed window to the rear.

Bedroom Two
3.68m max into wardrobes x 3.96m max (12'1" max into wardrobes x 13'0" max)
With fitted wardrobes and drawer unit, picture rail, central heating radiator and uPVC double glazed window to the front.

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Bedroom Three
3.20m x 2.72m (10'6" x 8'11")
With central heating radiator, picture rail and uPVC double glazed window to the rear.

Bathroom
Having a suite comprising bath, shower cubicle, low flush w.c, pedestal wash hand basin, part tiled walls, central heating radiator, picture rail and frosted uPVC double glazed window to the front.

Rear Garden
With paved patio with steps down to a split level lawned garden with shrub borders. Shed and greenhouse.

We understand the property is Freehold.

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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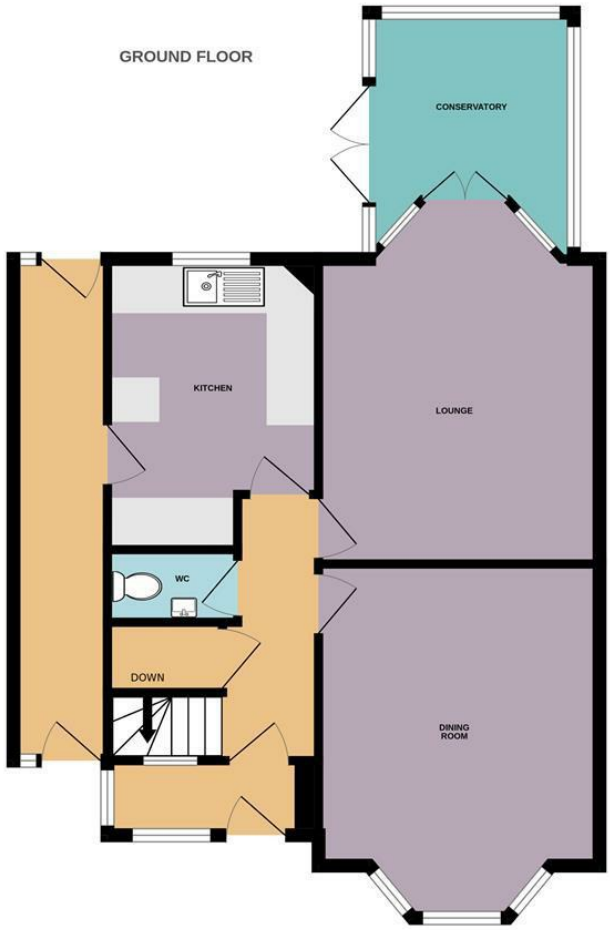

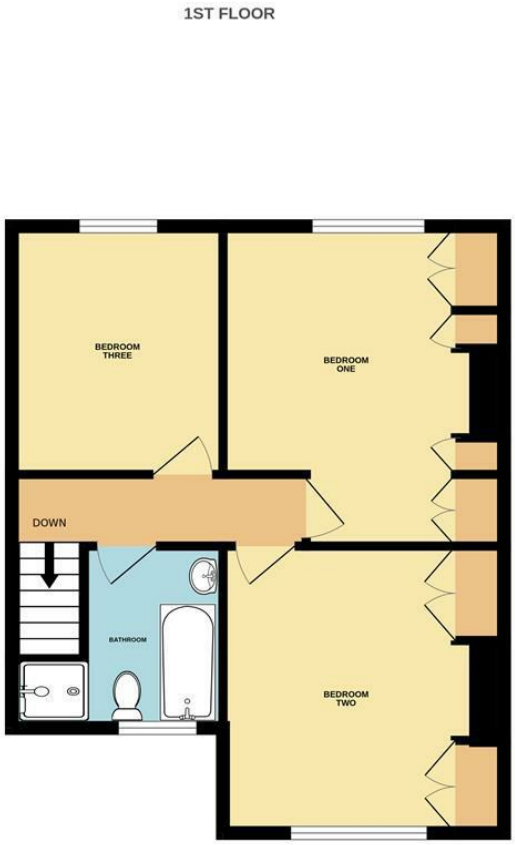
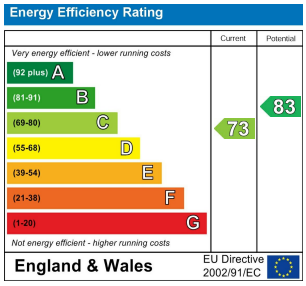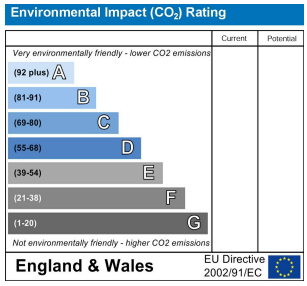
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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