

# CHRIS FOSTER & Daughter

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## 61 Loriners Grove, Walsall, WS1 2DN Guide Price £169,950

An extremely spacious first floor apartment situated in this modern sought after gated development within easy reach of local amenities.

\* Lift And Stair Access \* Security Intercom System \* Reception Hall \* Lounge/Dining Room \*  
Fitted Kitchen \* Two Double Bedrooms \* Master with En Suite Shower Room \* Bathroom \*  
Allocated Parking \* Communal Well Kept Grounds \* Gas Central Heating System \* PVCu  
Double Glazing \* No Upward Chain

Council Tax Band B  
Local Authority - Walsall



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Company Number: 11253248



# 61 Loriners Grove, Walsall



Side Elevation



Lounge/Dining Area



Lounge/Dining Area



Fitted Kitchen



Bedroom One



# 61 Loriners Grove, Walsall



**En Suite**



**Bedroom Two**



**Bedroom Two**



**Bathroom**



**View To Rear**

# 61 Loriners Grove, Walsall

An internal inspection is highly recommended to begin to fully appreciate this extremely spacious first floor apartment that is situated in this modern sought after gated development and 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:

## **COMMUNAL ENTRANCE**

with stair and lift access to the first floor landing. Storage cupboard off.

## **RECEPTION HALL**

entrance door, security intercom to main entrance, two ceiling light points and central heating radiator.

## **LOUNGE/DINING ROOM**

5.18m x 4.06m (17' x 13'4)

PVCu double glazed bay window, two ceiling light points, two central heating radiators, TV and satellite points.

## **FITTED KITCHEN**

3.56m x 2.90m (11'8 x 9'6)

PVCu double glazed window, range of fitted wall, base units and drawers, working surfaces with inset single drainer sink, built in electric oven, gas hob with extractor canopy over, integrated fridge/freezer and dishwasher, central heating radiator, ceiling light point and cupboard housing the 'Potterton' central heating boiler.

## **BEDROOM ONE**

3.73m x 3.30m (12'3 x 10'10)

PVCu double glazed window, range of built in wardrobes, central heating radiator and ceiling light point.

## **EN SUITE SHOWER ROOM**

tiled shower enclosure, pedestal wash hand basin, wc, central heating radiator, ceiling light point and extractor fan.

## **BEDROOM TWO**

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

PVCu double glazed window, range of built in wardrobes, central heating radiator and ceiling light point.

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## **BATHROOM**

panelled bath with tiled surround, pedestal wash hand basin, wc, central heating radiator, ceiling light point and extractor fan.

## **OUTSIDE**

## **ALLOCATED CAR PARKING SPACE**

## **COMMUNAL WELL KEPT GROUNDS AND VISITOR PARKING**

with gated access.

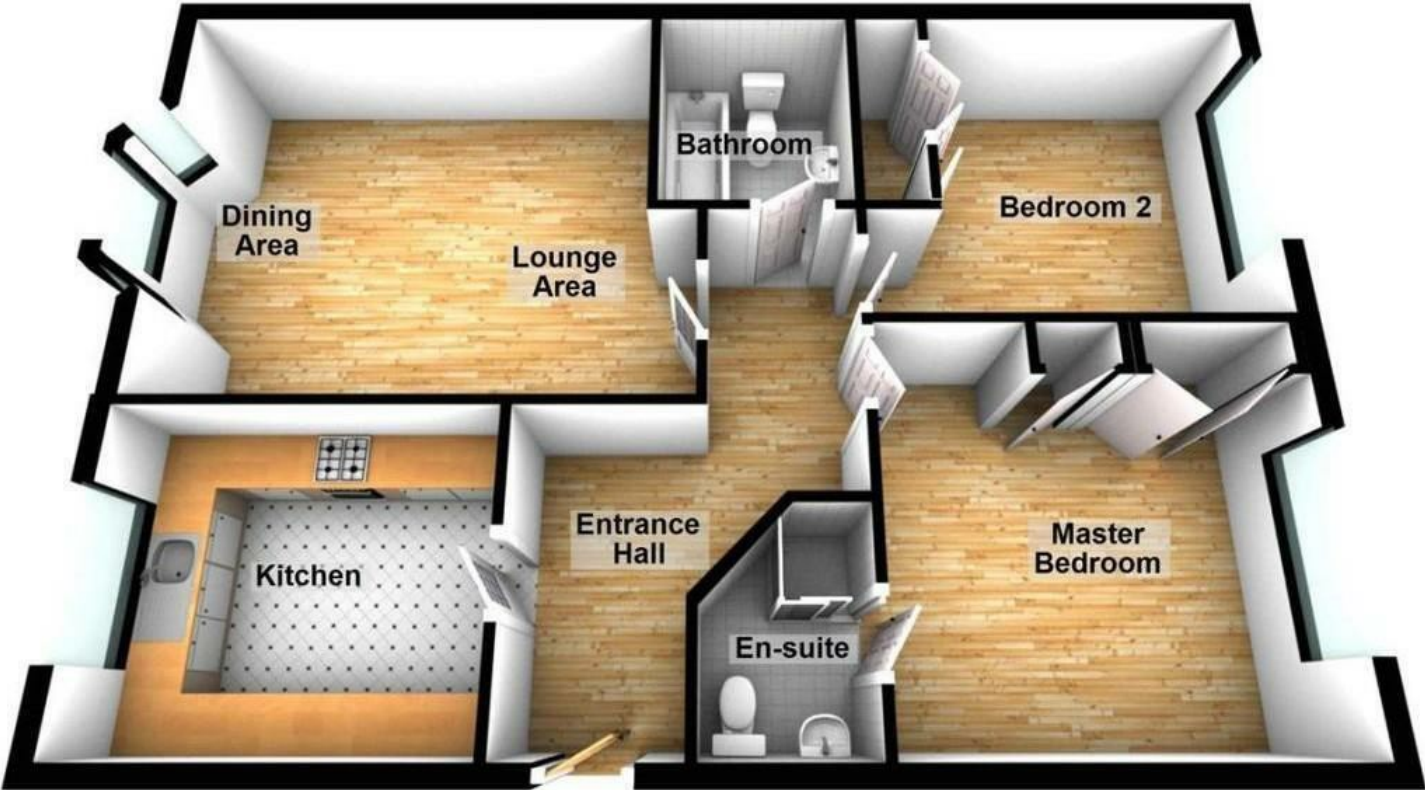
## **GENERAL INFORMATION**

**TENURE** We understand the property is Leasehold for a term of 99 years from 1st January 2003. Current ground rent is £150pa and service charge £1520pa.

**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.

# 61 Loriners Grove, Walsall



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(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>		
Not energy efficient - higher running costs			
England & Wales		80	81
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			