CHRIS FOSTER & Daughter

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2 Stencills Road, Walsall, WS4 2HJ
Asking Price £450,000

Chris Foster & Daughter are pleased to offer for sale this superb three-bedroom detached bungalow, which is set in a highly sought-after location off Mellish Road in Walsall. Close to excellent schools and the popular Walsall Arboretum, the area is considered one of the most premium locations in the area. The generously proportioned accommodation briefly comprises: porch, welcoming entrance hallway, spacious lounge, fitted dining kitchen, utility room, conservatory, three double bedrooms (one should be considered a study or nursery) and a shower room. Externally, the property benefits from front and rear gardens, together with a driveway providing multi-vehicle off-road parking to the front. Further benefits include double glazing and gas central heating (where specified) and a good sized garage with electric remote controlled door. 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 home combines spacious accommodation with excellent future potential in a desirable Walsall location. Immediate viewing is highly recommended to fully appreciate the size, presentation, position and potential of this wonderful property.

Council Tax Band - E
Local Authority - Walsall
EPC Rating - To Follow

The Property Ombudsman

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2 Stencills Road, Walsall



Lounge



Lounge



Lounge



Kitchen



Kitchen



Conservatory

2 Stencills Road, Walsall



Bedroom One



Bedroom Two



Bedroom Three/Study



Shower Room



Garden



Garden

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Schools for children of all ages are readily available including St Francis of Assisi Catholic Technology College and the highly regarded Queen Mary's Grammar school for boys and High School for girls at Walsall.

Regular and frequent public transport services are provided to Walsall, Brownhills, Aldridge, Lichfield and neighbouring town centres where more comprehensive facilities can be found.

Commuters will find that junction 10 of the M6 motorway is within 3 miles which provides further access to the M6 Toll road, M5, M54 and M42 motorways.

The well supported Rushall cricket and football clubs offer splendid sports facilities.

Frontage
To the front is a lawned garden with tree and shrub borders flanked by block-paved driveway affording multi-vehicle off road parking and leading to garage and door to:-

Porch
Having a tiled floor and door to:-

Hallway
Having central heating radiator, loft access and doors off to:-

Lounge
5.84m x 3.61m max (19'2" x 11'10" max)
Being of a generous size and having central heating radiator and uPVC double glazed window to the front.

Bedroom One
3.63m max x 3.20m min exc wardobe (11'11" max x 10'6" min exc wardobe)
Having a fitted wardrobe with sliding doors and uPVC double glazed window to the front.

Bedroom Two
3.63m max x 2.49m min exc wardrobe (11'11" max x 8'2" min exc wardrobe)
With fitted wardrobe, central heating radiator and uPVC double glazed window to the rear.

Bedroom Three/Study/Nursery
1.80m x 1.78m (5'11" x 5'10")
With central heating radiator and uPVC double glazed window to the rear.

Shower Room
Having a suite comprising shower cubicle with built-in shower, low flush w.c, wash hand basin, tiled walls, tiled floor, built-in cupboard, heated towel rail and frosted uPVC double glazed window to the side.

Dining Kitchen
5.84m x 3.02m (19'2" x 9'11")
Having a range of eye and base level units with work surface over incorporating one and a half bowl single drainer sink unit, range style oven, tiled splashbacks, tiled floor, central heating radiator, upVC double glazed window to the rear and sliding door to:-

Utility Room
With eye and base level units with work surface over incorporating sink unit, tiled splashback, central heating radiator, tiled floor, uPVC double glazed window to the rear, door to garage and door to:-

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Conservatory
4.88m max x 2.57m max (16'0" max x 8'5" max)
With tiled floor and uPVC double glazed french doors to the side.

Garage
5.89m x 4.75m (19'4" x 15'7")
Having frosted window to the side and remotely operated electric garage door to the front.

Rear Garden
Having block-paved area with lawned garden beyond with shrub borders. Pedestrian gate gives access from the front.

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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All measurements are approximate and for display purposes only



