CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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123 Field Road, Walsall, WS3 3HU
Asking Price £400,000

Chris Foster & Daughter are delighted to offer for sale this impressively proportioned, superbly maintained and beautifully presented three-bedroom detached bungalow, occupying an enviable position along a much sought-after road within Walsall. Offering particularly spacious, light and airy accommodation throughout, the property is further enhanced by a generous plot, an impressive multi-vehicle driveway and a garage. A particular feature of this delightful home is the large, attractively fitted dining kitchen, providing an excellent space for both everyday living and entertaining. The well-proportioned accommodation comprises, in brief: entrance porch, generous and welcoming reception hallway, lounge, impressive fitted dining kitchen, good-sized utility room, three bedrooms and a bathroom. Further benefits include double glazing and central heating (both where specified), an attractive front garden and a particularly generous rear garden, offering excellent outdoor space. Combining spacious single-storey living, superb presentation, extensive parking facilities and a sizeable garden, this exceptional bungalow must be viewed internally to fully appreciate all that it has to offer. Immediate viewing is highly recommended to avoid genuine disappointment.

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

The Property Ombudsman

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

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OnTheMarket.com

123 Field Road, Walsall



Front



Entrance Hallway



Entrance Hallway



Lounge



Lounge



Dining Kitchen

123 Field Road, Walsall



Dining Kitchen



Dining Kitchen



Dining Kitchen



Dining Kitchen



Utility Room



Bedroom One

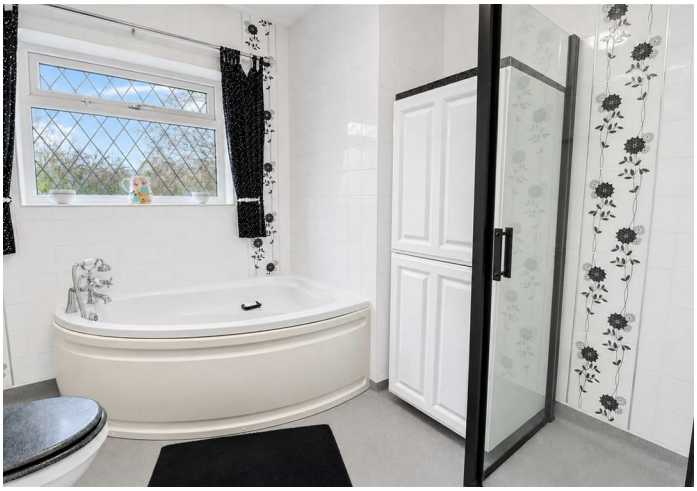
123 Field Road, Walsall



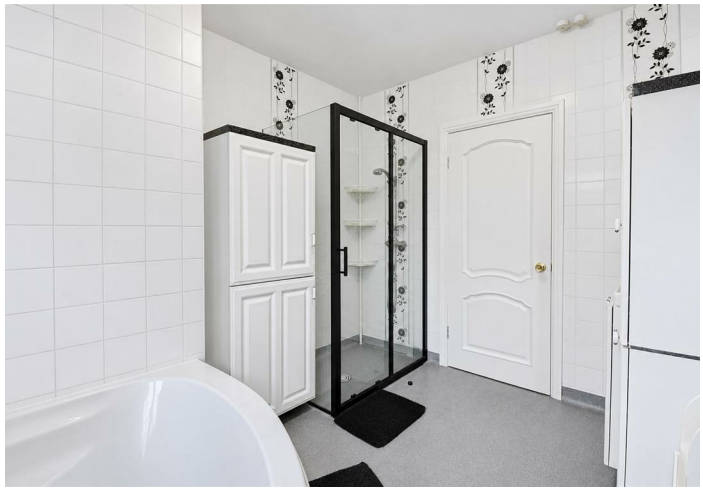
Bedroom Two



Bedroom Three



Bathroom



Bathroom



Bathroom



Rear Garden

123 Field Road, Walsall



Rear Garden



Rear Garden



Rear Garden



Rear Garden



Rear Garden



Front

123 Field Road, Walsall

Walsall
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.

Frontage
An artificial lawned garden to the fore is flanked by a generous driveway which affords multi-vehicle off road parking and leads to door to:-

Porch
Having tiled floor and door to:-

Entrance Hallway
Being of a very generous size and having central heating radiator and doors off to:-

Lounge
5.28 min exc bay x 3.66 max (17'3" min exc bay x 12'0" max)
Having fireplace wth gas fire, central heating radiator, uPVC double glazed bay window to the front and double doors to:-

Dining Kitchen
6.24 max x 4.08 max (20'5" max x 13'4" max)
Having a range of modern and stylish eye and base level units with work surface over incorporating Belfast style sink, hob, two integrated Neff ovens with slide and hide doors, full-height larder fridge, full height larder freezer, dishwasher, tiled floor, central heating radiator, uPVC double glazed windows to the rear and side, uPVC double glazed french doors to the side and door to hallway.

Bedroom One
3.65 min exc bay x 3.65 max (11'11" min exc bay x 11'11" max)
With three central heating radiators and uPVC double glazed bay window to the front.

Bedroom Two
3.66 x 3.64 (12'0" x 11'11")
With central heating radiator and uPVC double glazed window to the side.

Bathroom
Having a suite comprising corner bath, shower cubicle with built-in shower, low flush w.c, wash hand basin, tiled walls, heated towel rail and frosted uPVC double glazed window to the rear.

Utility Room
6.01 max x 2.92 max (19'8" max x 9'6" max)
With a range of units with work surface over, plumbing for appliance, central heating radiator, uPVC double glazed windows to the sides, door to side and door to

123 Field Road, Walsall

Bedroom Three
4.63 x 2.82 (15'2" x 9'3")
With central heating radiator, uPVC double glazed window to the rear and uPVC double glazed french doors to the side.

Garage
7.19 x 2.8 (23'7" x 9'2")
With electric roller shutter door to the front and door to the side to rear garden.

Rear & Side Garden
Having a block-paved, paved and concrete patio with generous lawned garden beyond with further artificial lawned area beyond. Log Cabin style garden shed, further timber shed and concrete built storage shed. Pedestrian gate gives access from the front.

TENURE - We understand the property is Freehold with vacant possession upon completion. This information has been provided by the seller and should be checked by your conveyancer before you proceed.

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.

123 Field Road, Walsall



All measurements are approximate and for display purposes only

