CHRIS FOSTER & Daughter

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1 Springvale Avenue, Walsall, WS5 3QB
Guide Price £675,000

A particularly spacious well presented extended detached family residence occupying an excellent position in this highly desirable residential location within easy reach of local amenities.

* Fully Enclosed Porch * Reception Hall * Impressive Lounge * Separate Dining Room * Fitted Kitchen * Utility * Study * Ground Floor Shower Room * Six Bedrooms * Bathroom * Garage & Extensive Off Road Parking * Large Rear Garden * Gas Central Heating System * PVCu Double Glazing *

Council Tax Band G
Local Authority - Walsall

The Property Ombudsman

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1 Springvale Avenue, Walsall

Reception Hall

Lounge

Lounge

Dining Room

Dining Room

Fitted Kitchen

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Fitted Kitchen

Utility

Study

Ground Floor Shower Room

Sitting Room / Bedroom Six

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First Floor Landing

Bedroom One

Bedroom One

Bedroom Two

Bedroom Three

Bedroom Four

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Bedroom Five

Family Bathroom

Family Bathroom

Rear Garden

Rear Elevation

Rear Garden

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An internal inspection is essential to begin to fully appreciate this particularly spacious well presented extended detached family residence. The property occupies an excellent position in this highly desirable residential location within easy reach of local amenities.

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:

FULLY ENCLOSED PORCH
having PVCu double glazed door to front elevation and PVCu double glazed windows to front and side elevation, wall light and laminate flooring.

RECEPTION HALL
having frosted entrance door to front elevation, PVCu double glazed window to front elevation, ceiling light point and inset ceiling spotlight, central heating radiator and laminate flooring.

LOUNGE
6.91m x 3.61m (22'08 x 11'10)
having PVCu double glazed windows to front and rear elevations, two ceiling spot lights, ceiling coving, two central heating radiators and electric feature fireplace.

DINING ROOM
5.36m x 3.56m (17'07 x 11'08)
having PVCu double glazed window to rear elevation, two ceiling light points, ceiling coving, central heating radiator and laminate flooring.

FITTED KITCHEN
5.89m x 2.69m (19'04 x 8'10)
having PVCu double glazed french doors and windows to rear elevation, ceiling light point, two wall lights, and under cabinet lighting, central heating radiator, range of fitted wall, base units and drawers, working surfaces with tiled splash backs and inset stainless steel drainer sink having mixer tap over, built in fridge, dishwasher, electric single oven, electric hob with extractor canopy over and laminate flooring.

UTILITY
2.44m x 2.13m (8'00 x 7'00)
having PVCu double glazed window to rear elevation, ceiling light point, fitted wall and base units, working surface with tiled splash back and inset stainless steel drainer sink having mixer tap over, space and plumbing for washing machine, tumble dryer and fridge/freezer and boiler housing wall mounted 'Vaillant' central heating boiler.

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STUDY
2.84m x 2.41m (9'04 x 7'11)
having ceiling light point, two wall lights, ceiling coving and central heating radiator.

GROUND FLOOR SHOWER ROOM
having ceiling light point, ceiling coving, central heating radiator, WC, pedestal sink, shower enclosure having thermostatic mixer shower fitted with tiled walls, and extractor fan.

SITTING ROOM / BEDROOM SIX
3.12m x 2.72m (10'03 x 8'11)
having PVCu double glazed window to front elevation, ceiling light point and central heating radiator.

FIRST FLOOR LANDING
having PVCu double glazed window to front elevation, ceiling light point and inset ceiling spot lights and loft access.

BEDROOM ONE
4.47m x 3.63m (14'08 x 11'11)
having PVCu double glazed windows to front and rear elevations, ceiling light point, ceiling coving, central heating radiator and built in wardrobes.

BEDROOM TWO
3.84m x 2.87m (12'07 x 9'05)
having PVCu double glazed window to rear elevation, ceiling light point, ceiling coving, central heating radiator and built in wardrobes.

BEDROOM THREE
5.03m x 2.49m (16'06 x 8'02)
having PVCu double glazed window to front elevation, two ceiling light points, ceiling coving, central heating radiator and loft access.

BEDROOM FOUR
2.90m x 2.72m (9'06 x 8'11)
having PVCu double glazed window to rear elevation, ceiling light point, central heating radiator and built in wardrobes.

BEDROOM FIVE
4.01m x 2.74m (13'02 x 9'00)
having PVCu double glazed window to front elevation, ceiling light point and central heating radiator.

BATHROOM
2.84m x 2.44m (9'04 x 8'00)
having PVCu double glazed frosted window to rear elevation, ceiling light point, ceiling coving, central heating radiator and heated towel rail, WC, pedestal sink, freestanding bath having mixer tap with shower attachment over, shower enclosure with thermostatic mixer shower fitted and tiled walls and extractor fan.

OUTSIDE

GARAGE
5.99m x 2.51m (19'08 x 8'03)
having opening doors to front and ceiling light point.

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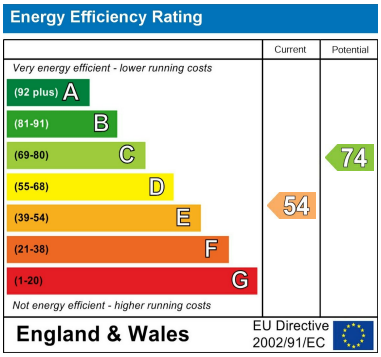
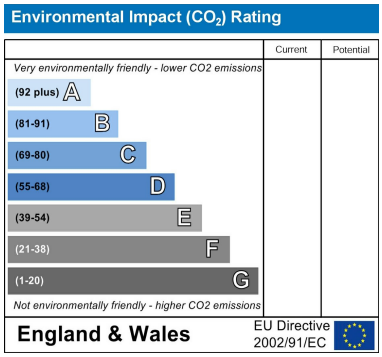
FORE GARDEN
having block paved driveway, security lighting, 3 dusk to dawn lights, mature tree and brick wall borders.

LARGE REAR GARDEN
having slabbed patio area, large lawned area with mature shrubs, plants and bushes, hedge borders, security lighting and side access to front.

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.

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