

# CHRIS FOSTER & Daughter

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## 34 Spring Road, Sheffield Guide Price £169,950

An extremely spacious Victorian style Semi Detached residence in need of general modernisation occupying a large plot in this popular and convenient residential location.

\* Vestibule Entrance \* Reception Hall \* Cellar \* Guest Cloak Room \* Lounge \* Dining Room \* Kitchen \* Utility \* Three Bedrooms \* Bathroom \* Off Road parking to Front and Rear \* Gas Central Heating System \* Majority PVCu Double Glazing \* Period Features \* Excellent Potential

Post code: WS4 1QQ

Directions: A-Z Page 21 Ref: 6H



6-8 Beacon Buildings, Leighswood Road, Aldridge, WS9 8AA

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Proprietor: Christopher A Foster





## 34 Spring Road, Sheffield



Reception Hall



Lounge



Feature Period Fireplace-Lounge



Dining Room

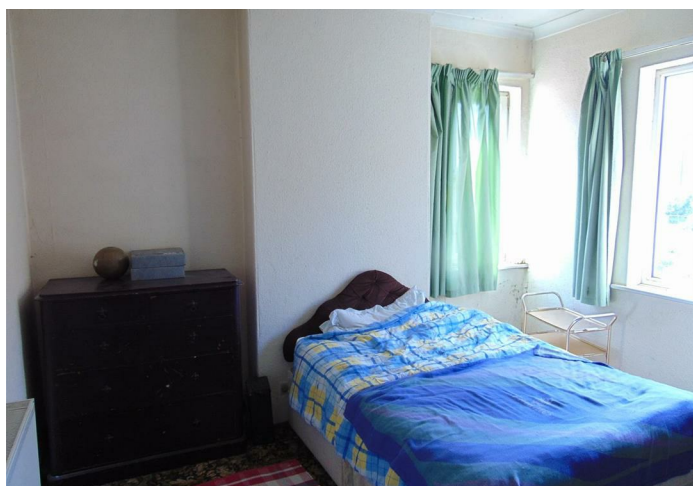


Kitchen

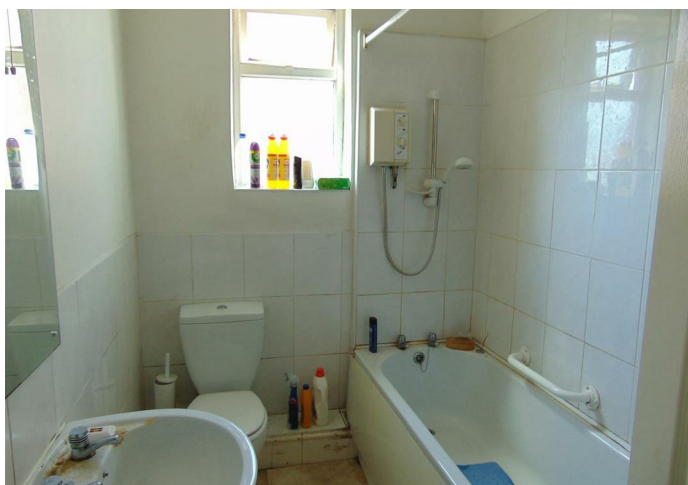


Bedroom One

## 34 Spring Road, Sheffield



Bedroom Two



Bathroom



Rear Garden



# 34 Spring Road, Sheffield

An internal inspection is essential to begin to fully appreciate the potential offered by this extremely spacious Victorian style Semi Detached residence of immense charm and character. The property is in need of general modernisation and is offered with no upward chain, being situated on a large plot in this popular and convenient residential location close to local amenities.

Schools for children of all ages are readily available including Sheffield Sports & Community College, 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 accommodation that enjoys the benefit of a Gas Central Heating System and Majority PVCu Double glazing briefly comprises of the following:

## **VESTIBULE ENTRANCE**

having double glazed entrance door to front elevation, Minton tiled floor, ornate ceiling coving and access to:

## **RECEPTION HALL**

having door to front with feature stained glass panel over, Minton tiled floor, ornate ceiling coving, central heating radiator, two ceiling light points and access to:

## **CELLAR**

## **GUEST CLOAK ROOM**

having PVCu double glazed frosted window to side elevation, WC, pedestal wash hand basin, tiled floor and ceiling light point.

## **LOUNGE**

4.57m x 4.06m (15'0 x 13'4)

having double glazed bay window to front elevation, feature period fireplace, ornate ceiling coving and cornice, ceiling light point, central heating radiator, picture rail and archway leading to:

## **DINING ROOM**

3.81m x 3.71m (12'6 x 12'2)

having double opening doors leading to the rear gardens, PVCu double glazed window to side elevation, feature period fireplace, ornate ceiling coving and cornice, ceiling light point, central heating radiator and picture rail.

## **KITCHEN**

3.89m x 3.76m (12'9 x 12'4)

having PVCu double glazed windows to the rear and side elevations, door leads to the rear gardens, range of fitted wall, base units and drawers, working surfaces with inset stainless steel single drainer sink having mixer tap over, space for cooker, fluorescent strip light, ceiling coving and wall mounted "Worcester" combination central heating boiler.

## **UTILITY**

2.44m x 2.13m (8'0 x 7'0)

having PVCu double glazed window to side elevation, door leads to the rear gardens, plumbing for automatic washing machine, ceiling light point and stainless steel single drainer sink unit.

# 34 Spring Road, Sheffield

## FIRST FLOOR LANDING

with doors radiating off to:

## BEDROOM ONE

5.72m x 4.04m (18'9 x 13'3)

having three PVCu double glazed windows to front elevation, ceiling light point, central heating radiator and ceiling coving.

## BEDROOM TWO

3.84m x 3.73m (12'7 x 12'3)

having PVCu double glazed windows to rear and side elevations, ceiling light point, central heating radiator and ceiling coving.

## BEDROOM THREE

3.78m x 3.58m (12'5 x 11'9)

having PVCu double glazed windows to rear and side elevations, ceiling light point, central heating radiator and ceiling coving.

## BATHROOM

having PVCu double glazed frosted window to side elevation, panelled bath with electric "Triton shower over, WC, pedestal wash hand basin, tiled floor and splashbacks, central heating radiator, ceiling light point, ceiling coving and additional wall mounted "Dimplex" electric wall heater.

## OUTSIDE - FORE GARDEN

having brick boundary wall, shrubs and driveway providing off road car parking with double opening gates leading to additional parking area and access to:

## LARGE REAR GARDEN

having blue brick courtyard, large lawned area, mature shrubs, brick built outhouses and double opening gates from the rear lead to additional parking space.

## 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 Property Misdescriptions Act 1991 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.

# 34 Spring Road, Sheffield



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		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) A		80
(81-91) B		
(69-80) C		
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC 