

CHRIS FOSTER & Daughter

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115 Bridgwater Close, Walsall Wood, WS9 9PH Guide Price £175,000

A spaciouly proportioned and well presented mid town house residence that is conveniently situated within easy reach of local amenities.

* Ideal First Purchase * Reception Hall * Guest Cloakroom * Through Lounge * Modern Fitted Dining/Kitchen * 3 Bedrooms - Master En Suite * Bathroom * Enclosed Rear Garden * Gas Central Heating * PVCu Double Glazing * Communal Parking Area

Council Tax Band A
Local Authority - Walsall



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Company Number: 11253248



115 Bridgwater Close, Walsall Wood



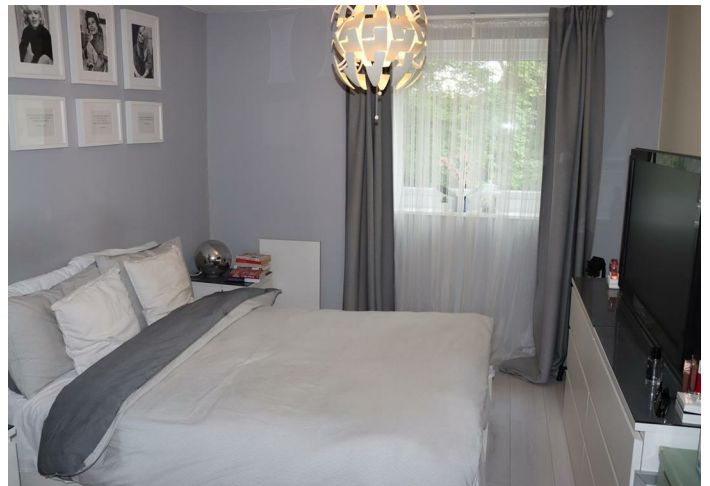
Through Lounge



Modern Fitted Dining/Kitchen



Guest Cloakroom



Bedroom One

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Bedroom One



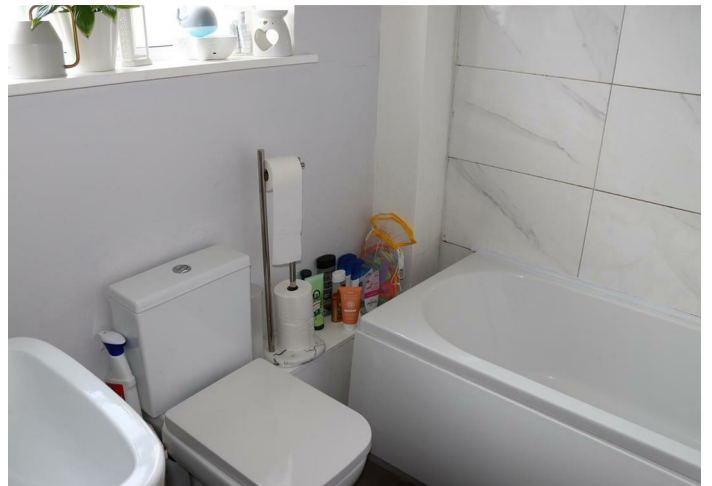
En Suite



Bedroom Two



Bedroom Three



Bathroom

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Rear Garden



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An internal inspection is highly recommended to begin to fully appreciate this spaciouly proportioned and well presented mid town house residence that will be of particular interest to first time buyers and buy to let investors. The property is conveniently situated within easy reach of local amenities.

The area is extremely accessible to all main centres of the West Midlands conurbation with the A5 Trunk and M6 Toll Roads within 3 miles giving further access to the M6, M5, M42 and M54 motorways.

Main centre shopping is available at Lichfield and Walsall and children of all ages have a wide range of good schools provided 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.

The area is well served for leisure facilities with Oak Park Leisure Centre in Walsall Wood and cricket, hockey and squash clubs behind the church at The Green, Aldridge and Druids Heath Golf Club off Stonnall Road while Stonnall village enjoys a range of community activities.

The accommodation that enjoys the benefit of a gas central heating system and PVCu double glazing briefly comprises then following:

RECEPTION HALL

PVCu double glazed entrance door, ceiling light point, radiator, laminate floor covering and under stairs storage recess.

GUEST CLOAKROOM

PVCu double glazed window to front, wc, wash hand basin with tiled splashback, ceiling light point and laminate floor covering.

THROUGH LOUNGE

4.80m x 3.30m (15'9 x 10'10)

PVCu double glazed window to front and PVCu double glazed double opening doors to rear, laminate floor covering, two ceiling light points and radiator.

MODERN FITTED DINING/KITCHEN

5.49m x 2.82m (18' x 9'3)

PVCu double glazed window and door to rear, range of modern fitted wall, base units and drawers, working surfaces with matching upstands and inset stainless steel sink unit, built in oven and microwave, gas hob, space and plumbing for washing machine, space for additional appliances, tiled floor, radiator and two ceiling light points.

FIRST FLOOR LANDING

PVCu double glazed window to front, ceiling light point, loft access and airing cupboard off.

BEDROOM ONE

3.81m x 2.92m (12'6 x 9'7)

PVCu double glazed window to rear, ceiling light point and laminate floor covering.

EN SUITE SHOWER ROOM

shower enclosure with electric shower fitted, vanity wash hand basin with storage cupboard below, two wall light points and extractor fan.

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BEDROOM TWO

3.58m x 2.87m (11'9 x 9'5)

PVCu double glazed window to rear, ceiling light point and laminate flooring.

BEDROOM THREE

2.87m x 2.31m (9'5 x 7'7)

PVCu double glazed window to rear, ceiling light point and laminate floor covering.

BATHROOM

PVCu double glazed window to front, white suite comprising panelled bath with overhead and hand held shower attachments and tiled surround, pedestal wash hand basin, wc and ceiling light point.

OUTSIDE

pedestrian access to front.

ENCLOSED REAR GARDEN

paved patio area, timber fencing, variety of trees and brick built storage shed.

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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GROUND FLOOR



1ST FLOOR

