

CHRIS FOSTER & Daughter

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15 Stencills Road, Walsall Guide Price £440,000

A particularly spacious extended and well presented four bedroomed detached family residence occupying an excellent position in this highly sought after residential location, just off Mellish Road.

* Fully Enclosed Porch * Reception Hall * Guest Cloakroom * Lounge * Dining Room * Conservatory * Luxury Fitted Breakfast Kitchen * Ground Floor Bedroom Four/Study * Three First Floor Bedrooms - Master with En Suite Shower Room * Family Bathroom * Garage & Ample Off Road Parking * Landscaped Gardens Including Home Office * Gas Central Heating System * PVCu Double Glazing *

Post code: WS4 2HJ

Directions: A-Z Page 33 Ref: 5F



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Company Number: 11253248



15 Stencills Road, Walsall



Reception Hall



Lounge



Lounge



Dining Room

15 Stencills Road, Walsall



Conservatory



Luxury Breakfast/Kitchen



Ground Floor Bedroom Four



Guest Cloakroom

15 Stencills Road, Walsall



First Floor Landing



Bedroom One



Bedroom One



Luxury En Suite



Bedroom Two



Bedroom Three

15 Stencills Road, Walsall



Family Bathroom



Rear Garden



Rear Garden



Rear Elevation

15 Stencills Road, Walsall

An internal inspection is essential for the discerning purchaser to begin to fully appreciate this particularly spacious extended and well presented detached family residence occupying an excellent position in this highly sought after residential location just off Mellish Road close to Park Lime Pits Nature Reserve, Walsall Arboretum and Walsall Town Centre.

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

PVCu double glazed door to front elevation, tiled floor and ceiling spotlights.

RECEPTION HALL

having entrance door, laminate floor covering, two central heating radiators, ceiling coving and two ceiling light points.

GUEST CLOAKROOM

having skylight window, WC, vanity wash hand basin with storage cupboard below, central heating radiator, laminate floor covering and ceiling coving,

LOUNGE

5.46m x 3.66m (17'11 x 12'0)

two PVCu double glazed picture windows over looking the rear garden, feature fireplace with gas coal effect fire fitted, ceiling light point, central heating radiator and ceiling coving.

DINING ROOM

4.90m x 3.51m (16'1 x 11'6)

PVCu double glazed orangery style roof light window, central heating radiator, ceiling coving, ceiling spotlights and double glazed sliding patio doors lead to:

CONSERVATORY

3.66m x 3.51m (12'0 x 11'6)

PVCu double glazed double opening doors and windows to the rear elevation, tiled floor and ceiling light/fan.

BEDROOM FOUR/STUDY

3.66m x 2.67m (12'0 x 8'9)

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

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LUXURY FITTED BREAKFAST KITCHEN

5.59m x 2.67m (18'4 x 8'9)

PVCu double glazed window to front elevation, range of luxury fitted wall, base units and drawers, working surfaces with tiled surround and inset single drainer sink having mixer tap over, built in electric oven and hob with extractor canopy over, integrated dishwasher and fridge, tiled floor, central heating radiator, two ceiling light points and additional display lighting.

FIRST FLOOR LANDING

PVCu double glazed window to side elevation, ceiling light point, loft access, ceiling coving and airing cupboard off housing the "Glow-worm" central heating boiler.

BEDROOM ONE

4.14m min x 3.61m (13'6" min x 11'10")

two PVCu double glazed windows to rear elevation, extensive range of fitted wardrobes, central heating radiator, ceiling light point and ceiling coving.

LUXURY ENSUITE SHOWER ROOM

PVCu double glazed frosted window to side elevation, double shower enclosure with pedestal wash hand basin, WC, chrome heated towel rail, tiled walls, ceiling spotlights and extractor fan.

BEDROOM TWO

3.56m x 2.77m (11'8 x 9'1)

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

BEDROOM THREE

2.90m x 2.51m (9'6 x 8'3)

PVCu double glazed window to front elevation, fitted wardrobes, central heating radiator, ceiling light point and ceiling coving.

FAMILY BATHROOM

PVCu double glazed frosted window to side elevation, panelled bath with shower over and shower screen fitted, vanity wash hand basin and WC unit with storage cupboard below, tiled walls and floor, chrome heated towel rail, ceiling spotlights and extractor fan.

OUTSIDE

GARAGE

5.89m x 2.36m (19'4 x 7'9)

with double opening PVCu double glazed doors to front elevation, two fluorescent strip lights and access to the reception hall.

FORE GARDEN

with block paved driveway providing ample off road parking, lawn and side borders.

LANDSCAPED REAR GARDEN

paved patio area, block paved path, twin lawns, side borders, trees and shrubs, security light, useful shed, greenhouse and:

HOME OFFICE

2.29m x 2.24m (7'6 x 7'4)

with power and lighting.

GENERAL INFORMATION

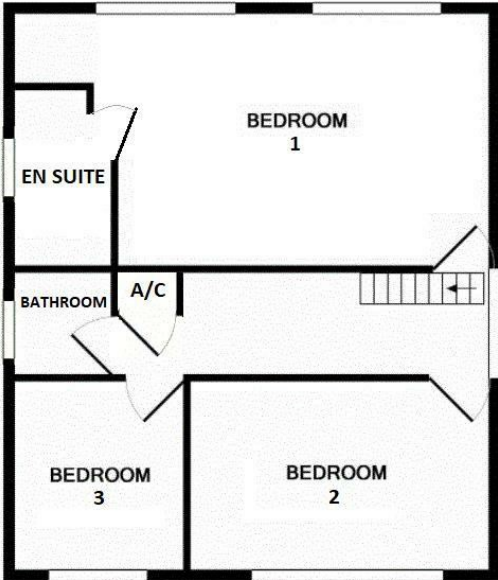
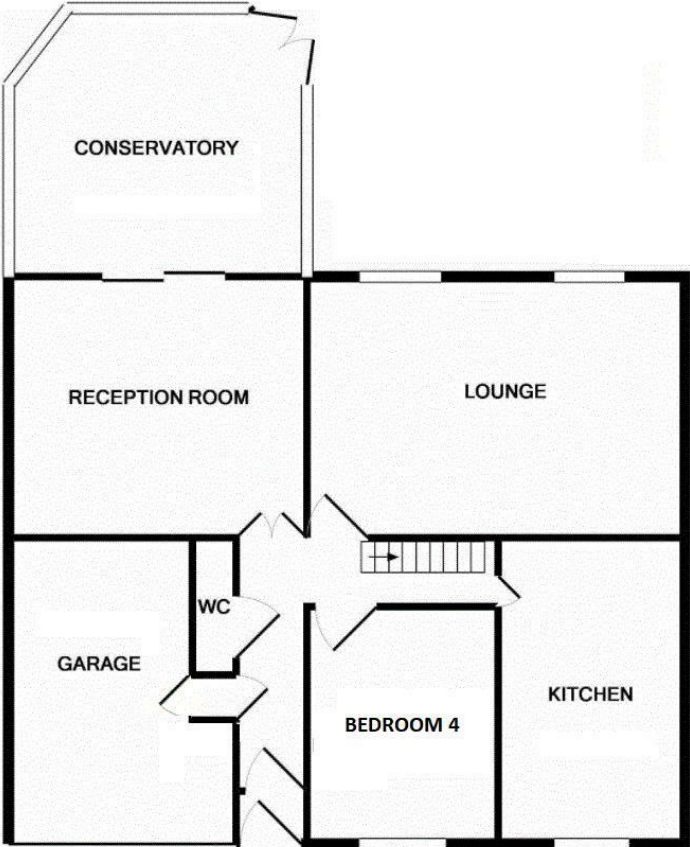
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We understand the property is Freehold with vacant possession upon completion.

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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	