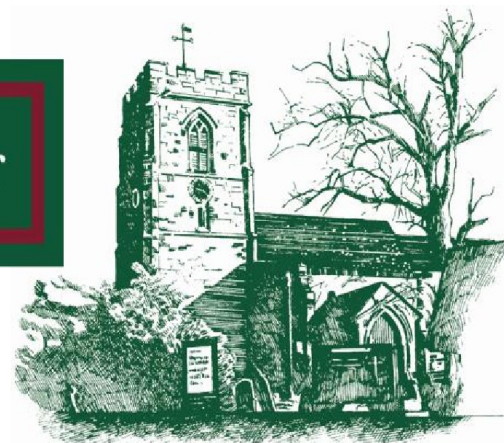


CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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2 St. Austell Road, Park Hall Reduced To £300,000

A particularly spacious, well presented and extended detached bungalow residence occupying an excellent corner position in this highly sought after location and within easy reach of local amenities.

* Open Aspect to Rear * Fully Enclosed Porch * Reception Hall * Guests Cloakroom * Extended Lounge * Extended Dining/Kitchen * 3 Good Sized Bedrooms * Modern Shower Room * Recessed Side Garage * Off Road Parking * Gas Central Heating * PVCu Double Glazing *

Post code: WS5 3EF

Directions: A-Z Page 49 Ref: 4H



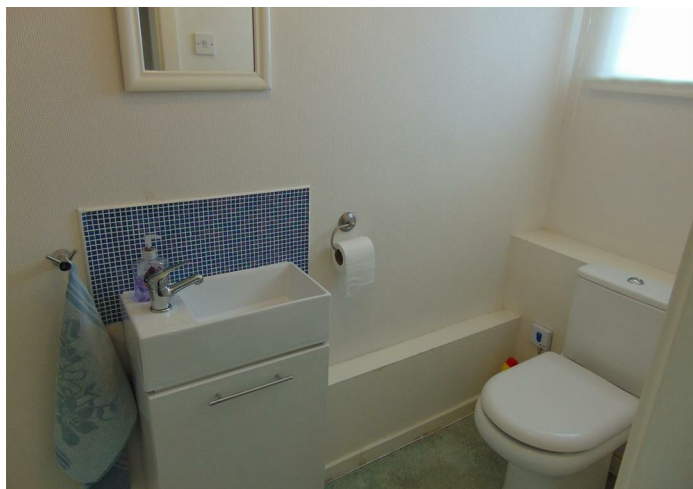
6-8 Beacon Buildings, Leighswood Road, Aldridge, WS9 8AA

Tele: 01922 45 44 04 Fax: 01922 45 99 24 E-mail: enquiries@chrisfoster.co.uk

Proprietor: Christopher A Foster



2 St. Austell Road, Park Hall



Guests Cloakroom



Extended Lounge



Dining Area



Fitted Kitchen

2 St. Austell Road, Park Hall



Fitted Dining/Kitchen



Bedroom One



Bedroom Two



Bedroom Three

2 St. Austell Road, Park Hall



Modern Shower Room



Rear Garden



Rear Elevation



Rear Open Aspect

2 St. Austell Road, Park Hall

An internal inspection is essential for the discerning purchaser to fully appreciate this particularly spacious, extended detached bungalow residence occupying an excellent corner position in this highly sought after location and 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

PVCu double glazed double opening doors, wall light point and quarry tiled floor.

RECEPTION HALL

PVCu double glazed entrance door, central heating radiator, two ceiling light points, loft access, central heating thermostat and walk-in storage cupboard off.

GUEST CLOAK ROOM

PVCu double glazed frosted window to side elevation, wc, vanity wash hand basin with storage cupboard below, central heating radiator, ceiling light point, wall mounted 'Worcester' combination central heating boiler.

EXTENDED LOUNGE

6.45m x 3.71m (21'2 x 12'2)

PVCu double glazed sliding patio doors leading to the rear garden, feature fireplace with gas coal effect fire fitted, two ceiling light points, two wall light points and two central heating radiators.

EXTENDED DINING/KITCHEN

5.26m x 3.76m (17'3 x 12'4)

PVCu double glazed door and window to rear elevation, ceiling light point, additional inset ceiling spotlights, central heating radiator, additional PVCu double glazed frosted window to side, range of modern fitted wall, base units and drawers, working surfaces having tiled surround and inset stainless steel single drainer sink with mixer tap over, built in 'Stoves' gas oven and grill, gas hob with extractor canopy over, integrated dishwasher, space and plumbing for automatic washing machine and space for fridge/freezer.

BEDROOM ONE

4.11m x 3.68m (13'6 x 12'1)

PVCu double glazed bow window to front elevation, central heating radiator, ceiling light point and built in wardrobes.

2 St. Austell Road, Park Hall

BEDROOM TWO

3.81m x 3.05m (12'6 x 10'0)

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

BEDROOM THREE

3.68m x 3.05m max (12'1 x 10'0 max)

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

MODERN SHOWER ROOM

PVCu double glazed frosted window to side elevation, corner shower enclosure with electric shower fitted, vanity wash hand basin with storage cupboard below, wc, central heating radiator and inset ceiling spotlights.

OUTSIDE - RECESSED SIDE GARAGE

5.03m x 2.49m (16'6 x 8'2)

having electric roller door, light point and PVCu double glazed door to rear garden.

FORE GARDEN

lawn, shrubs, raised pebbled area with side border, brick boundary wall and tarmac driveway providing ample parking.

GOOD SIZED REAR GARDEN

paved patio, raised lawn with side borders, trees and shrubs, useful shed, security light, cold water tap and open aspect to the rear.

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.

2 St. Austell Road, Park Hall



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		86
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	