

CHRIS FOSTER & Daughter

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55, Parklands Gardens Birmingham Road, Walsall Guide Price £92,500

An extremely well presented second floor flat situated in this sought after development close to local amenities.

* Reception Hall * Lounge * Modern Fitted Kitchen * One Double Bedroom * Modern Bathroom * Garage * Communal Grounds and Visitor Parking * Electric Heating * PVCu double Glazing * No Upward Chain

Post code: WS1 2NW

Directions: A-Z Page 49 Ref: 3E



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

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Proprietor: Christopher A Foster



55, Parklands Gardens Birmingham Road, Walsall



Front Elevation



Lounge



Lounge



Luxury Fitted Kitchen



Luxury Fitted Kitchen



Double Bedroom

55, Parklands Gardens Birmingham Road, Walsall



Double Bedroom



Luxury Bathroom

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This extremely well presented second floor flat is situated in this sought after development close to local amenities including 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 electric heating and PVCu double glazing briefly comprises of the following:

RECEPTION HALL

having entrance door, laminate floor covering, electric panel heating, smoke alarm, security intercom to main entrance, storage cupboard off housing a Washer Dryer (included but not maintained)

LOUNGE

4.27m x 3.30m (14'0 x 10'10)

having PVCu double glazed picture window, two modern "Dimplex" electric heaters, laminate floor covering, ceiling spotlights, piped music system and cabling for wall mounted TV.

MODERN FITTED KITCHEN

2.74m x 2.36m (9'0 x 7'9)

having PVCu double glazed window, range of modern high gloss and stainless steel fronted wall, base units and drawers, built in "Belling" electric oven and hob with extractor canopy over, working surface and breakfast bar, laminate floor covering, ceiling light point and "Kenwood" fridge/freezer (included but not maintained)

DOUBLE BEDROOM

3.30m x 3.25m (10'10 x 10'8)

having PVCu double glazed window, built in range of mirrored wardrobes, electric panel heater, laminate floor covering and inset ceiling spotlights.

MODERN BATHROOM

having PVCu double glazed frosted window. corner bath with electric "Mira" shower over, shower screen fitted, WC, vanity wash hand basin, heated towel rail, ceiling spotlights and "Dimplex" wall heater.

OUTSIDE - GARAGE SITUATED IN NEARBY BLOCK

COMMUNAL GROUNDS & VISITOR PARKING

GENERAL INFORMATION

TENURE We understand the property is Leasehold for a term of 999 years from 11th September 2014.

SERVICES All main services are connected with the exception of gas. A plentiful supply of power points

55, Parklands Gardens Birmingham Road, Walsall

are installed throughout the property.

FIXTURES AND FITTINGS All items specified in these sales particulars pass with the property.

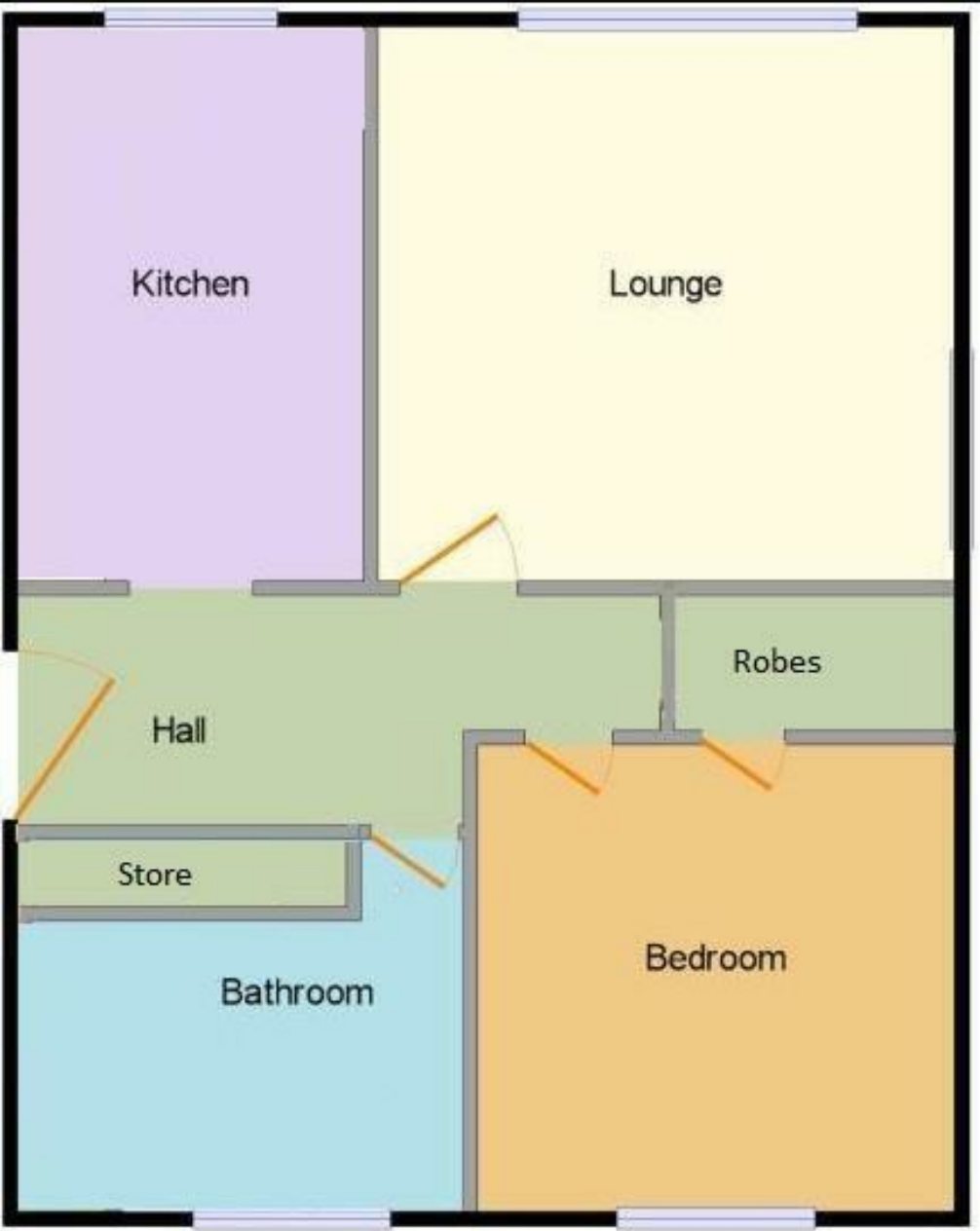
The Property Misdescriptions Act 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Buyers are advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of 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.

55, Parklands Gardens Birmingham Road, Walsall



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	38	67
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	45	44
England & Wales	EU Directive 2002/91/EC	