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28 Crabtree Road, Walsall Guide Price £375,000

An extremely well maintained and presented spacious modern Detached family residence occupying an excellent secluded corner position on this sought after development.

* Canopy Porch * Reception Hall * Guest Cloak Room * Lounge * Dining Room * Conservatory * Luxury Fitted Breakfast Kitchen * Utility * Four Bedrooms - Master with En Suite Shower Room * Family Bathroom * Garage and Ample Off Road Parking * Gas Central Heating System * PVCu Double Glazing *

Post code: WS1 2RY

Directions: A-Z Page 49 Ref: 3E



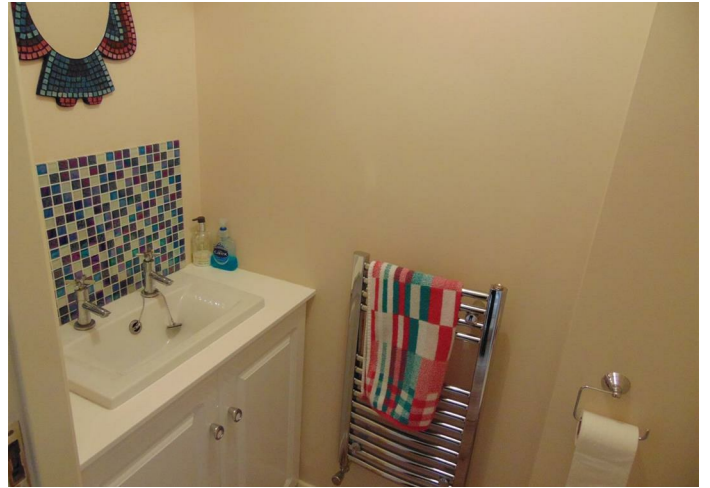
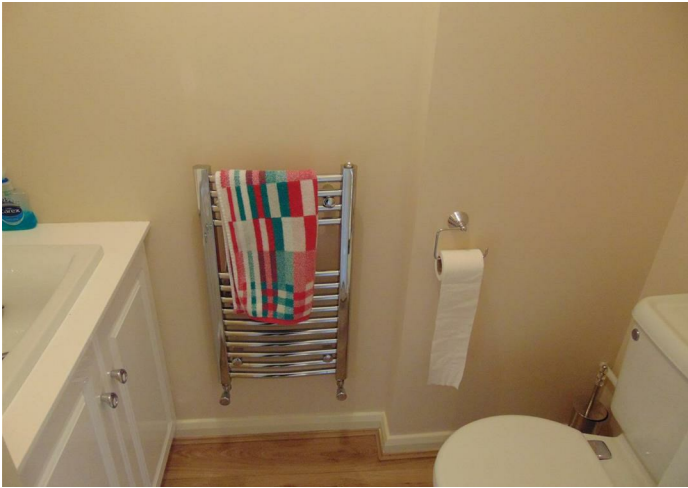
6-8 Beacon Buildings, Leighwood Road, Aldridge, WS9 8AA

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Proprietor: Christopher A Foster



28 Crabtree Road, Walsall



Guest Cloak Room



Lounge



Dining Room



Conservatory

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Luxury Fitted Breakfast Kitchen

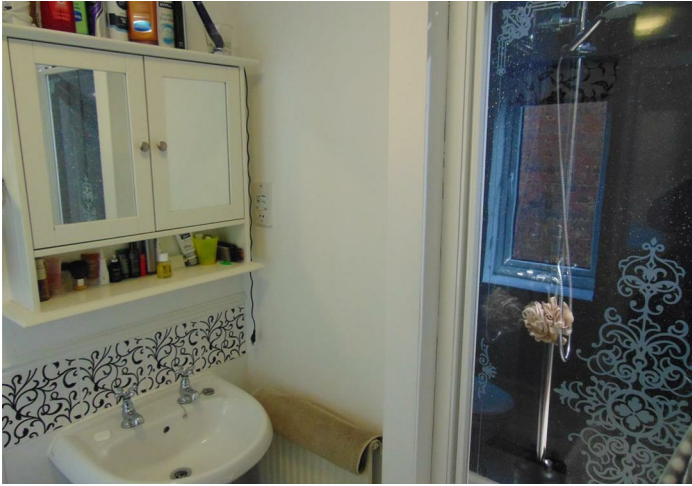


Utility



Bedroom One

28 Crabtree Road, Walsall



En Suite Shower Room



Bedroom Two



Bedroom Three



Bedroom Four

28 Crabtree Road, Walsall



Family Bathroom



Rear Garden

28 Crabtree Road, Walsall

An internal inspection is essential for the discerning purchaser to begin to fully appreciate this extremely well maintained and presented spacious modern Detached family residence occupying an excellent secluded corner position on this sought after development and within easy reach of Walsall Arboretum and 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 of the following:

CANOPY PORCH

leading to:

RECEPTION HALL

having double glazed Composite entrance door, laminate floor covering, central heating radiator, two ceiling light points, central heating thermostat and storage cupboard off.

GUEST CLOAK ROOM

having WC, vanity wash hand basin with storage cupboard below, laminate floor covering, ceiling light point, extractor fan and chrome heated towel rail.

LOUNGE

5.66m x 3.23m (18'7 x 10'7)

having PVCu double glazed bay window to front elevation, feature fireplace with gas coal effect fire fitted, two central heating radiators, two ceiling light points, ceiling coving and double opening doors leading to:

DINING ROOM

3.81m x 2.44m (12'6 x 8'0)

having laminate floor covering, ceiling light point, ceiling coving, central heating radiator and PVCu double glazed double opening doors leading to:

CONSERVATORY

3.89m x 3.35m (12'9 x 11'0)

having laminate floor covering, ceiling light point and PVCu double glazed double opening doors and windows to rear elevation.

28 Crabtree Road, Walsall

LUXURY FITTED BREAKFAST KITCHEN

3.66m x 2.90m (12'0 x 9'6)

having PVCu double glazed window to rear elevation, range of luxury fitted wall, base units and drawers, working surfaces with tiled surround and inset single drainer sink with mixer tap over, breakfast bar, built in "Bosch" electric double oven and induction hob with extractor canopy over, space and plumbing for dishwasher, central heating radiator, ceiling light point and tiled floor.

UTILITY

3.15m x 1.55m (10'4 x 5'1)

having double glazed Composite door leading to the rear gardens, range of fitted units, working surfaces, space and plumbing for automatic washing machine and additional appliances, tiled floor, fluorescent strip light, extractor fan and wall mounted central heating boiler.

FIRST FLOOR LANDING

having central heating radiator, ceiling light point, loft access and airing cupboard off.

BEDROOM ONE

4.57m x 4.14m (15'0 x 13'7)

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

EN SUITE SHOWER ROOM

having PVCu double glazed frosted window to side elevation, shower enclosure having Aqua panelling, overhead and hand held shower attachments, pedestal wash hand basin, WC, ceiling light point, central heating radiator, extractor fan and electric shaver socket.

BEDROOM TWO

4.83m x 2.64m (15'10 x 8'8)

having PVCu double glazed window to front elevation, range of fitted wardrobes, central heating radiator and two ceiling light points.

BEDROOM THREE

3.20m x 2.64m (10'6 x 8'8)

having PVCu double glazed window to rear elevation, built in wardrobe, central heating radiator and ceiling light point.

BEDROOM FOUR

3.12m x 3.05m max (10'3 x 10'0 max)

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

FAMILY BATHROOM

having PVCu double glazed frosted window to rear elevation, panelled bath, pedestal wash hand basin, WC, tiled shower enclosure with overhead and hand held shower attachments, central heating radiator, ceiling light point, extractor fan and electric shaver socket.

OUTSIDE - GARAGE

5.28m x 2.44m (17'4 x 8'0)

having up and over door and fluorescent strip light.

FORE GARDEN

having Tarmacadam driveway and additional block paved parking area, lawn, shrubs, security light and gated side access leading to:

28 Crabtree Road, Walsall

REAR GARDEN

having paved patio area, shaped lawn, side borders and shrubs, timber fencing, security light, cold water tap and additional rear timber decked area.

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.

28 Crabtree Road, Walsall



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	68	
(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		82
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC