

# CHRIS FOSTER & Daughter

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## 66 Buchanan Road, Walsall Guide Price £319,950

An extremely spacious and well presented traditional style Detached family residence occupying an excellent position in this highly sought after location backing onto Walsall Arboretum.

\* Fully Enclosed Porch \* Reception Hall \* Guest Cloak Room \* Lounge \* Open Plan Modern Fitted Dining Kitchen \*  
Utility \* Three Bedrooms \* Modern Bathroom \* Garage and Off Road Parking \* Good Size Gardens \*  
Gas Central Heating System \* PVCu Double Glazing \*

Post code: WS4 2EN

Directions: A - Z Page 33 Ref: 6E



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

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Proprietor: Christopher A Foster



## 66 Buchanan Road, Walsall



Reception Hall



Lounge



Open Plan Dining Area



## 66 Buchanan Road, Walsall



Open Plan Modern Fitted Dining Kitchen



Utility



Bedroom One

## 66 Buchanan Road, Walsall



Bedroom One



Bedroom Two



Bedroom Three



## 66 Buchanan Road, Walsall



Modern Bathroom/Shower



Rear Elevation/Rear Garden



Large Rear Garden

# 66 Buchanan Road, Walsall

An internal inspection is highly recommended to begin to fully appreciate this extremely spacious well presented traditional style Detached family residence that offers tremendous potential for further improvement and extension. The property occupies an excellent position in a highly sought after location backing onto Walsall Arboretum and within easy reach of 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 a gas fired central heating system and PVCu double glazing briefly comprises of the following:

## **FULLY ENCLOSED PORCH**

having PVCu double glazed door and windows to front elevation, wall light point and tiled floor.

## **RECEPTION HALL**

having PVCu double glazed entrance door and window to front elevation, central heating radiator, ceiling light point and central heating thermostat.

## **GUEST CLOAK ROOM**

having WC, wash hand basin with tiled splash back, ceiling light point and extractor fan.

## **LOUNGE**

4.57m x 3.35m (15'0 x 11'0)

having PVCu double glazed bay window to front elevation, recessed fireplace with quarry tiled hearth, central heating radiator and ceiling light point.

## **OPEN PLAN MODERN FITTED DINING/KITCHEN**

### **DINING AREA**

4.27m x 3.35m (14'0 x 11'0)

having PVCu double glazed patio doors leading to the rear gardens, central heating radiator, ceiling light point, recessed fireplace with quarry tiled hearth and being open plan to:

### **MODERN FITTED KITCHEN**

3.38m x 3.30m (11'1 x 10'10)

having PVCu double glazed window to rear elevation, range of modern fitted wall, base units and drawers, working surfaces with tiled surround and inset stainless steel single drainer sink having mixer tap over, built in electric oven, gas hob with stainless steel extractor canopy over, integrated fridge and dishwasher, central heating radiator, tiled floor and ceiling spotlights.

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## UTILITY

6.22m x 1.57m (20'5 x 5'2)

having PVCu double glazed doors to the front and rear elevations, space and plumbing for automatic washing machine, wall mounted unit, fluorescent strip light, access to the garage and storage cupboard off.

## FIRST FLOOR LANDING

having PVCu double glazed frosted window to side elevation, ceiling light point, loft access and deep storage cupboard off.

## BEDROOM ONE

4.80m x 3.35m (15'9 x 11'0)

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

## BEDROOM TWO

3.35m x 3.35m (11'0 x 11'0)

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

## BEDROOM THREE

3.12m x 2.36m (10'3 x 7'9)

having two PVCu double glazed windows to front elevation, central heating radiator, ceiling light point and built in wardrobe.

## MODERN BATHROOM

having PVCu double glazed frosted window to front elevation, panelled bath with overhead and hand held shower attachments, tiled surround and shower screen fitted, pedestal wash hand basin, WC, tiled floor, extractor fan, central heating radiator and inset ceiling spotlights.

## OUTSIDE - GARAGE

4.95m x 2.59m (16'3 x 8'6)

having up and over door, PVCu double glazed window to side, two fluorescent strip lights and wall mounted "Vaillant " combination central heating boiler.

## FORE GARDEN

having recently installed block paved driveway and parking area, lawn and side borders and gated side access leads to:

## LARGE REAR GARDEN

having paved patio area, lawn, mature borders, trees and shrubs, cold water tap and backing onto Walsall Arboretum.

## 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

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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.

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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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