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9 Martin Road, Brookhouse, Walsall Guide Price £350,000

A particularly spacious extended and well maintained four bedroom detached family residence situated within this highly sought after residential location.

* Fully Enclosed Porch * Reception Hall * Extended Lounge * Dining Room * Modern Fitted Kitchen * Utility * Ground Floor WC * Four Bedrooms * Modern Bathroom * Separate Shower Room * Garage * Gas Central Heating System * PVCu Double Glazing *

Post code: WS5 3QR

Directions: A-Z Page 49 Ref: 3G



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

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Proprietor: Christopher A Foster



9 Martin Road, Brookhouse, Walsall



Lounge



Dining Room



Kitchen



Bedroom One



Bedroom Two

9 Martin Road, Brookhouse, Walsall



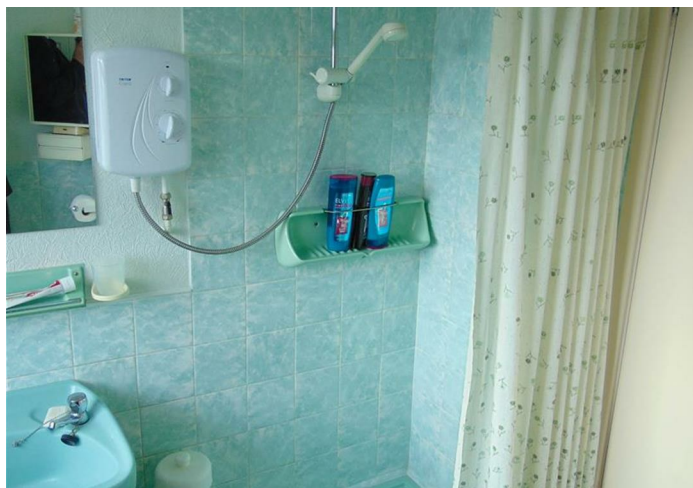
Bedroom Three



Bedroom Four



Bathroom



Shower Room



9 Martin Road, Brookhouse, Walsall



Rear Garden



Rear Garden/Rear Elevation

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An internal inspection is highly recommended for the discerning purchaser to begin to fully appreciate this well maintained extended and particularly spacious detached family residence situated within this highly sought after residential location 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 which enjoys the benefit of a gas central heating system and PVCu double glazing briefly comprises of the following:

FULLY ENCLOSED PORCH

having PVCu double glazed sliding patio door to front and ceiling light point.

RECEPTION HALL

having entrance door, ceiling light point, central heating radiator and cloaks cupboard off.

EXTENDED LOUNGE

5.51m x 5.11m (18'1 x 16'9)

having PVCu double glazed bow window to front elevation, feature fireplace with gas coal effect fire fitted and side plinth, two ceiling light points, ceiling coving, central heating radiator and open plan to:

DINING ROOM

3.02m x 2.72m (9'11 x 8'11)

having PVCu double glazed patio door leading to the rear gardens, central heating radiator, ceiling light point and ceiling coving.

MODERN FITTED KITCHEN

4.50m x 2.90m (14'9 x 9'6)

having PVCu double glazed window to rear elevation, range of fitted wall, base units and drawers, working surfaces with inset single drainer sink with mixer tap over, built in "Creda" double gas oven, separate halogen hob with extractor hood over, space and plumbing for dishwasher, space for fridge/freezer, fluorescent strip light and useful pantry off.

UTILITY

3.30m x 2.57m (10'10 x 8'5)

having door and window to rear elevation, stainless steel single drainer sink unit, working surface, plumbing for automatic washing machine, fluorescent strip light, additional frosted window to side elevation and wall mounted "Potterton" central heating boiler.

GROUND FLOOR WC

having frosted window to rear elevation, WC and ceiling light point.

FIRST FLOOR LANDING

having PVCu double glazed frosted window to rear elevation, two ceiling light points and loft access.

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BEDROOM ONE

3.96m x 3.28m (13'0 x 10'9)

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

BEDROOM TWO

3.48m x 2.87m (11'5 x 9'5)

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

BEDROOM THREE

3.23m x 2.92m (10'7 x 9'7)

having PVCu double glazed window to front elevation, fitted wardrobe, central heating radiator, ceiling light point and access to:

BEDROOM FOUR

2.77m x 2.67m (9'1 x 8'9)

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

MODERN BATHROOM

3.48m x 2.59m (11'5 x 8'6)

having PVCu double glazed frosted window to rear elevation, corner bath with mixer tap and hand held shower attachment, separate tiled shower cubicle with electric "Triton" shower fitted, vanity wash hand basin with storage cupboard below, bidet, WC, two central heating radiators, ceiling coving and two ceiling light points.

SEPARATE SHOWER ROOM

having PVCu double glazed frosted window to rear elevation, shower cubicle with "Triton" electric shower fitted, pedestal wash hand basin, WC, central heating radiator, ceiling light point and airing cupboard off.

OUTSIDE - GARAGE

5.72m x 2.57m (18'9 x 8'5)

having up and over door and fluorescent strip light.

FORE GARDEN

having lawn, side borders and Tarmacadam driveway.

REAR GARDEN

having gated side access, paved patio area, external light, cold water tap, ornamental pond, lawn, well stocked borders, trees and shrubs.

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.

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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 |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 83 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 56 | |
| (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 | | 80 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 46 | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | EU Directive 2002/91/EC |