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10 Park Hall Close, Walsall Guide Price £138,000

A well presented ground floor flat situated in this highly sought after development.

*Security Intercom to Main Entrance * Reception Hall * Lounge/Dining Room * Fitted Kitchen *
Two Good Sized Bedrooms * Modern Shower Room * Private Sun Terrace * Garage in Block to
Rear * Communal Grounds * Gas Central Heating System * PVCu Double Glazing * No Upward
Chain

Post code: WS5 3HQ

Directions: A-Z Page 49 Ref: 5G



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

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Proprietor: Christopher A Foster



10 Park Hall Close, Walsall



Lounge/Dining Room



Lounge/Dining Room



Fitted Kitchen

10 Park Hall Close, Walsall



Bedroom One



Bedroom Two

10 Park Hall Close, Walsall



Modern Shower Room



Private Enclosed Sun Terrace and Communal Grounds

10 Park Hall Close, Walsall

An internal inspection is highly recommended to begin to fully appreciate this spacious well presented ground floor flat situated within this highly sought after development 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 the following:

RECEPTION HALL

having PVCu double glazed entrance door, ceiling light point, cloaks cupboard and security intercom to main entrance.

LOUNGE/DINING ROOM

5.49m x 4.22m (18'0 x 13'10)

having feature fireplace with modern electric fire fitted, two ceiling light points, ceiling coving, central heating radiator and PVCu double glazed patio doors leading to

PRIVATE ENCLOSED SUN TERRACE

with direct access to the communal gardens

FITTED KITCHEN

3.28m x 2.87m (10'9 x 9'5)

PVCu double glazed window to front elevation, range of fitted wall, base units and drawers, working surfaces with tiled surround and inset stainless steel single drainer sink having mixer tap over, space and plumbing for automatic washing machine, dishwasher, built in "Neff" electric oven, gas hob, ceiling light point and central heating radiator.

INNER HALLWAY

having ceiling light point and two storage cupboards off.

BEDROOM ONE

3.96m x 3.73m (13'0 x 12'3)

PVCu double glazed window to rear elevation, built in wardrobe, central heating radiator, ceiling light point, ceiling coving and PVCu double glazed door leading to the sun terrace.

BEDROOM TWO

3.96m x 2.95m (13'0 x 9'8)

PVCu double glazed window to front elevation, built in wardrobe, central heating radiator, additional PVCu window to side, ceiling light point and ceiling coving.

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MODERN SHOWER ROOM

having PVCu double glazed frosted window to front elevation, double tiled shower enclosure, WC, vanity wash hand basin with storage cupboard, central heating radiator, ceiling light point, extractor fan and wall mounted "Vaillant" central heating boiler.

OUTSIDE

SINGLE GARAGE IN BLOCK TO REAR

COMMUNAL GROUNDS AND VISITOR PARKING

GENERAL INFORMATION

TENURE We understand the property is Leasehold with an extended lease of 125 years from 2007. Service Charge £120 pcm.

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.

10 Park Hall Close, 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		
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		
England & Wales		
EU Directive 2002/91/EC		