

# CHRIS FOSTER & Daughter

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## 82b Friezland Lane, Brownhills, WS8 7DA Guide Price £299,950

A recently constructed detached family residence occupying an excellent corner position in this popular residential location close to local amenities.

\* Reception Hall \* Guest Cloakroom \* Impressive Lounge \* Open Plan Luxury Fitted Dining/Kitchen \* Three Good Sized Bedrooms \* Master with En Suite Shower Room \* Family Bathroom \* Off Road Parking for Two Vehicles \* Gas Central Heating System \* PVCu Double Glazing

Council Tax Band D  
Local Authority - Walsall



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Company Number: 11253248



# 82b Friezland Lane, Brownhills



Reception Hall



Impressive Lounge



Impressive Lounge



Open Plan Luxury Fitted Dining Kitchen



Open Plan Luxury Fitted Dining Kitchen



# 82b Friezland Lane, Brownhills



First Floor Landing



Bedroom One



En Suite Shower Room

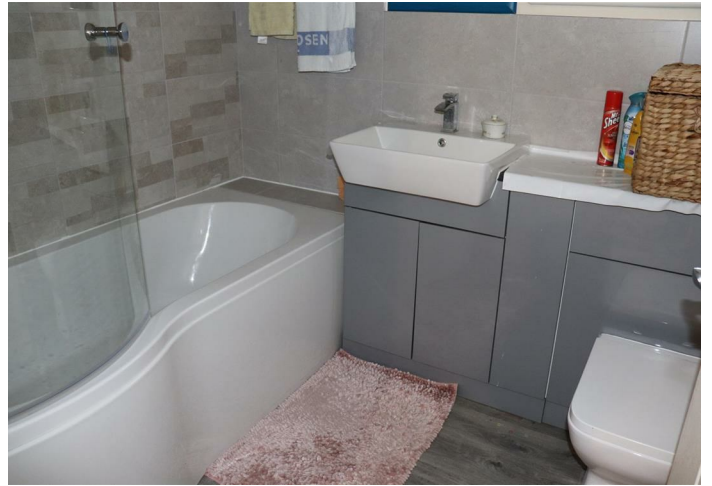


Bedroom Two

# 82b Friezland Lane, Brownhills



**Bedroom Three**



**Luxury Family Bathroom**



**Rear Garden**

# 82b Friezland Lane, Brownhills

An internal inspection is highly recommended to begin to fully appreciate this recently constructed detached family residence that occupies an excellent corner position in this popular residential location close to local amenities.

Brownhills High Street enjoys all main shopping facilities including a Tesco store together with regular and frequent public transport services to Walsall, Cannock and Lichfield.

The A5 trunk and M6 Toll Roads are within 2 miles giving further access to the M6, M5, M42 and M54 thus bringing all centres of the West Midlands conurbation within easy commuting distance.

A splendid range of schools for children of all ages is readily available including Shire Oak Academy, Brownhills School and St Francis of Assisi Catholic Technology College at Aldridge.

The accommodation that enjoys the benefit of a gas central heating system and PVCu double glazing briefly comprises the following:

## **RECEPTION HALL**

having composite entrance door, two ceiling light points, central heating radiator and storage cupboard off.

## **GUEST CLOAKROOM**

PVCu double glazed frosted window to side elevation, WC, vanity wash hand basin with storage cupboard below, ceiling light point and central heating radiator.

## **IMPRESSIVE LOUNGE**

5.64m x 3.05m (18'6 x 10'0)

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

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

5.41m x 5.18m min (17'9 x 17'0 min)

PVCu double glazed windows to the rear and side elevations, PVCu double glazed double opening doors lead to the rear gardens, central heating radiator, ceiling spotlights, range of luxury fitted wall, base units and drawers, working surfaces with matching upstands 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, freezer, washing machine and dishwasher.

## **FIRST FLOOR LANDING**

ceiling light point, central heating radiator, loft access and PVCu double glazed frosted window to side elevation.

## **BEDROOM ONE**

4.67m x 3.12m (15'4 x 10'3)

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

## **EN SUITE SHOWER ROOM**

PVCu double glazed frosted window to side elevation, tiled shower enclosure with overhead and hand held shower attachments, vanity wash hand basin with storage cupboard below, WC, chrome heated towel rail, ceiling spotlights and extractor fan.

# 82b Friezland Lane, Brownhills

## **BEDROOM TWO**

4.27m x 2.97m (14'0 x 9'9)

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

## **BEDROOM THREE**

3.66m x 2.36m (12'0 x 7'9)

PVCu double glazed windows to the rear and side elevations, central heating radiator and ceiling light point.

## **LUXURY FAMILY BATHROOM**

2.24m x 1.91m (7'4 x 6'3)

PVCu double glazed frosted window to the front elevation, panelled bath with tiled surround, overheard and hand held shower attachments and shower screen fitted, vanity wash hand basin with storage cupboard below, WC, chrome heated towel rail, ceiling spotlights and extractor fan.

## **OUTSIDE**

### **FORE GARDEN**

having gravelled frontage, timber fencing and side access leading to:

### **REAR GARDEN**

with paved patio area and path, lawn, side borders and rear gated access leading to:

## **OFF ROAD PARKING FOR TWO VEHICLES**

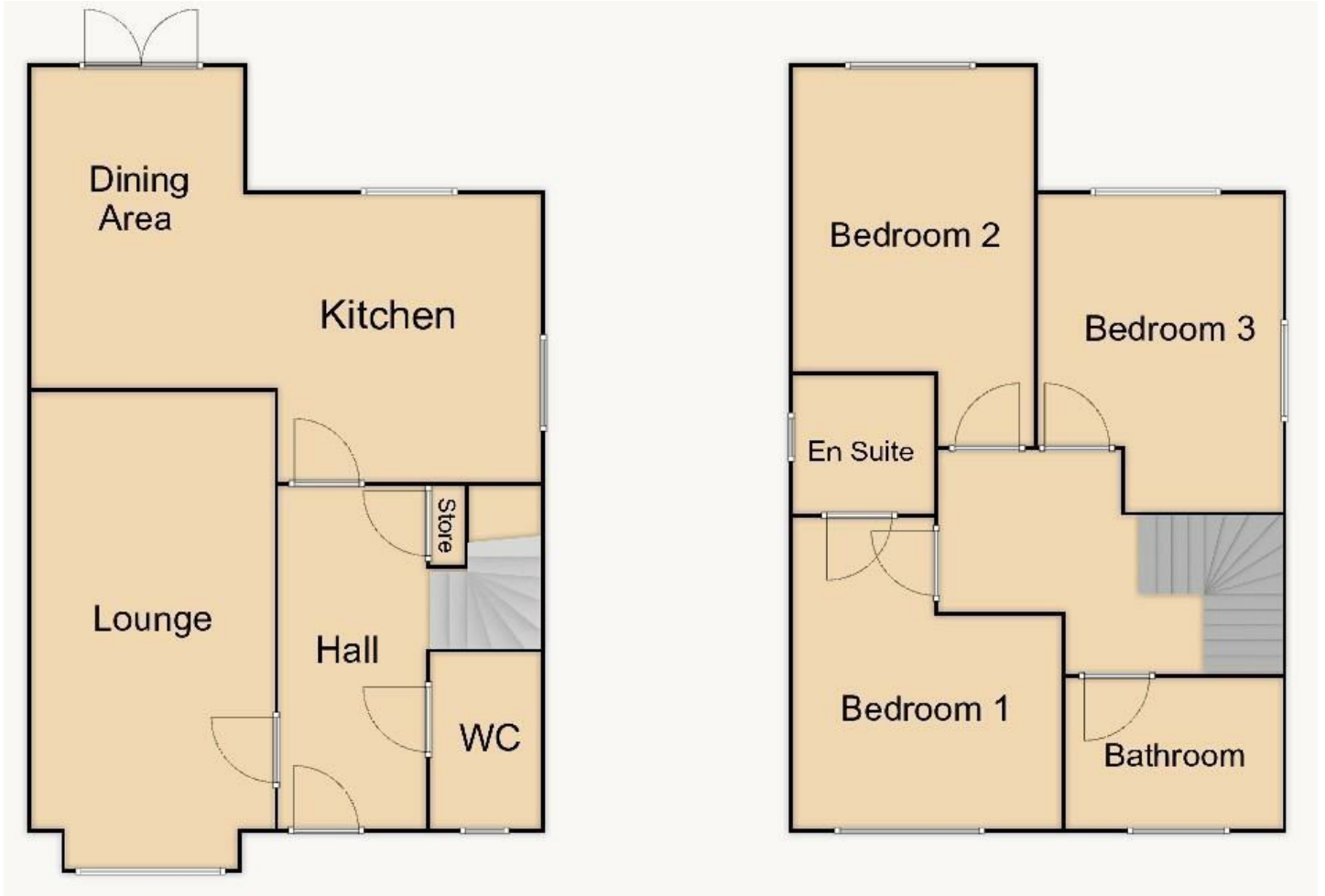
## **GENERAL INFORMATION**

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 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.

# 82b Friezland Lane, Brownhills



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			94
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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