

CHRIS FOSTER & Daughter

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1 Shire Ridge, Walsall Wood, WS9 9RA Guide Price £399,950

A superbly appointed and particularly spacious modern detached family residence, occupying an excellent position on this highly sought after development within easy reach of local amenities.

* Canopy Porch * Reception Hall * Guests Cloakroom * Impressive Lounge * Dining Room * Luxury Re-Fitted Kitchen * Utility * Study * 4 Bedrooms - Master En Suite * Luxury Family Bathroom * Storage Garage * Extensive Off Road Parking * Gas Central Heating * PVCu Double Glazing

Council Tax Band E
Local Authority - Walsall



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Company Number: 11253248



1 Shire Ridge, Walsall Wood



Impressive lounge



Dining Room



Luxury Kitchen



Luxury Kitchen



Utility

1 Shire Ridge, Walsall Wood



Utility



Guests Cloakroom



First Floor Landing



Bedroom One



Bedroom One



En Suite

1 Shire Ridge, Walsall Wood



En Suite



Bedroom Two



Bedroom Two



Bedroom Three



Bedroom Four



Family Bathroom

1 Shire Ridge, Walsall Wood



Rear Garden

1 Shire Ridge, Walsall Wood

An internal inspection is essential to begin to fully appreciate this superbly appointed and particularly spacious modern detached family residence that occupies an excellent position on this highly sought after development within easy reach of local amenities

The area is extremely accessible to all main centres of the West Midlands conurbation with the A5 Trunk and M6 Toll Roads within 3 miles giving further access to the M6, M5, M42 and M54 motorways.

Main centre shopping is available at Lichfield and Walsall and children of all ages have a wide range of good schools provided including St Francis of Assisi Catholic Technology College and the highly regarded Queen Mary's Grammar school for boys and High school for girls at Walsall.

The area is well served for leisure facilities with Oak Park Leisure Centre in Walsall Wood and cricket, hockey and squash clubs behind the church at The Green, Aldridge and Druids Heath Golf Club off Stonnall Road while Stonnall village enjoys a range of community activities.

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

CANOPY PORCH

leading to:

RECEPTION HALL

PVCu double glazed entrance door, central heating radiator, oak flooring, ceiling light point and under stairs storage cupboard off.

RE-FITTED GUESTS CLOAKROOM

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

IMPRESSIVE LOUNGE

5.18m x 3.43m (17' x 11'3)

PVCu double glazed bay window to front elevation, feature fireplace with gas coal effect fire fitted, oak flooring, two ceiling light points and two central heating radiators.

DINING ROOM

3.12m x 2.84m (10'3 x 9'4)

PVCu double glazed double opening doors to the rear gardens, oak flooring, central heating radiator and ceiling light point.

LUXURY RE-FITTED KITCHEN

3.58m x 3.15m (11'9 x 10'4)

PVCu double glazed window to rear elevation, range of luxury fitted, wall, base units and drawers, working surfaces with tiled surrounds and inset stainless steel single drainer sink unit having mixer tap over, built in electric oven, five ring gas hob with stainless steel extractor canopy over, integrated dishwasher, chrome heated towel rail, tiled floor and ceiling light point.

1 Shire Ridge, Walsall Wood

UTILITY

2.95m x 1.63m (9'8 x 5'4)

PVCu double glazed door and window to rear, range of fitted wall, base units and drawers, working surface with tiled splash back and inset stainless steel single drainer sink having mixer tap over, space and plumbing for washing machine, wall mounted 'Worcester' central heating boiler, chrome heated towel rail, tiled floor, ceiling light point and space for fridge/freezer.

STUDY

3.96m x 2.51m (13' x 8'3)

laminate floor covering, ceiling light point and extractor fan.

FIRST FLOOR LANDING

ceiling light point access to boarded loft space and airing cupboard off.

BEDROOM ONE

3.58m x 3.38m (11'9 x 11'1)

PVCu double glazed window to front elevation, range of mirrored wardrobes, central heating radiator, ceiling light point and laminate floor covering.

LUXURY RE-FITTED EN SUITE

PVCu double glazed frosted window to front elevation, corner shower enclosure with overhead and hand held shower attachments, vanity wash hand basin with storage drawers below, wc, tiled walls and floor, chrome heated towel rail and ceiling spotlights.

BEDROOM TWO

4.06m x 2.59m (13'4 x 8'6)

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

BEDROOM THREE

3.43m x 2.74m (11'3 x 9')

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

BEDROOM FOUR

2.67m x 2.34m (8'9 x 7'8)

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

RE-FITTED FAMILY BATHROOM

PVCu double glazed frosted window to rear elevation, panelled bath with electric 'Triton' shower over and tiled surround, pedestal wash hand basin, wc, chrome heated towel rail and ceiling light point.

OUTSIDE

STORAGE GARAGE

with up and over door.

FORE GARDEN

tarmacadam driveway, lawn, side borders and outside light.

REAR GARDEN

gated side access, paved patio area, raised lawn with side borders and shrubs, timber fencing, outside tap, security light and additional rear patio.

GENERAL INFORMATION

1 Shire Ridge, Walsall Wood


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.

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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			
		70	83
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 