

CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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1a Barr Common Road, Walsall, WS9 0SY Guide Price £795,000

A particularly spacious extended individually designed detached family residence occupying an excellent position in this highly sought after residential location close to local amenities and enjoying an open aspect to the rear.

* Fully Enclosed Porch * Reception Hall * Guest Cloakroom * Impressive Lounge * Conservatory * Separate Dining Room * Fitted Breakfast/Kitchen * Utility * Study * Five Bedrooms * Master with En Suite Shower Room * Family Bathroom * Balcony * Garage & Extensive Off Road Parking * Gas Central Heating System * PVCu Double Glazing

Council Tax Band F
Local Authority - Walsall



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

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Chris Foster & Daughter Limited – Registered in England and Wales
Company Number: 11253248



1a Barr Common Road, Walsall



Reception Hall



Lounge



Lounge



Conservatory



Dining Room

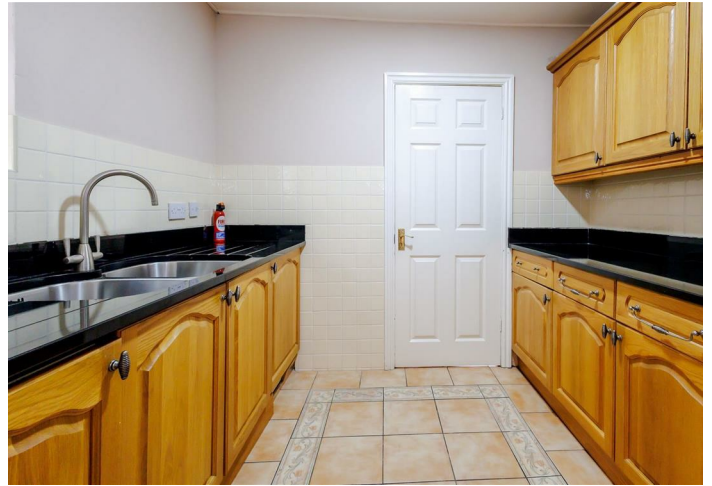


Breakfast/Kitchen

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Breakfast/Kitchen



Utility



Study



Guest Cloakroom



First Floor Landing



Bedroom One

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Bedroom One



En Suite



Bedroom Two



Bedroom Two

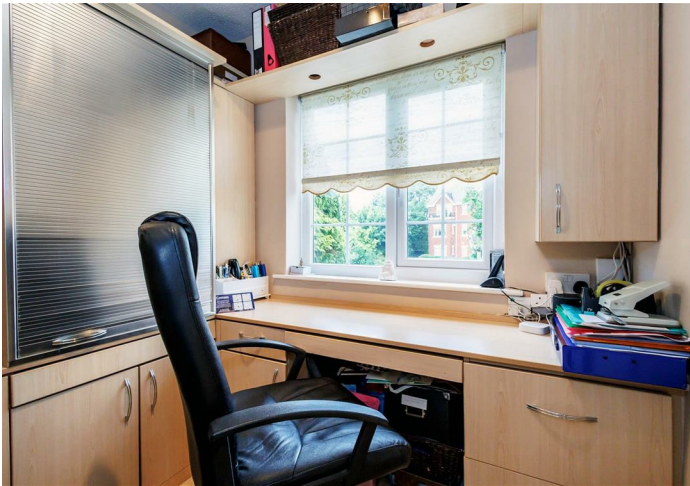


Bedroom Three

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Bedroom Four/Games Room



Bedroom Five



Family Bathroom



Rear Garden



Rear Elevation

1a Barr Common Road, Walsall

An internal inspection is essential to begin to fully appreciate this superbly appointed and spacious detached family residence that occupies an excellent position in this highly sought after residential location close to local amenities and enjoying open aspects to the rear.

Aldridge has the benefit of all main shopping facilities including a Morrison superstore in the centre of the village and is splendidly served with a range of good schools including Aldridge School, St Francis of Assisi Catholic Technology College and the highly regarded Queen Mary's Grammar school for boys and High school for girls available at Walsall.

Recreational facilities are provided at The Stick and Wicket Club at the Green with cricket, running, football and hockey whilst Aldridge Sailing Club can be found at the junction of Stubbers Green Lane and Barns Lane. The splendid Druids Heath Golf Club is located off Stonnall Road.

Regular public transport services run to many local areas, whilst junction 7 of the M6 motorway at Great Barr is within approximately 5 miles, which gives further access to the M5 and M42 whilst the M6 Toll Road is accessible at Brownhills (5 miles) thus giving easy access to all main centres, Birmingham Airport, International Rail Station and The National Exhibition Centre.

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

FULLY ENCLOSED PORCH

PVCu double glazed door to front elevation, tiled floor and ceiling light point.

RECEPTION HALL

having frosted leaded glass panelled entrance door, wood flooring, central heating radiator, four wall light points, panelled walls and under stairs storage cupboard off.

GUEST CLOAKROOM

with WC, wash hand basin, wall light point, wood flooring and panelled walls.

IMPRESSIVE LOUNGE

7.47m x 3.56m (24'6 x 11'8)

having feature fireplace, two ceiling light points, three wall light points, two central heating radiators, feature stained glass circular window to side elevation and patio doors leading to:

CONSERVATORY

3.81m x 3.43m (12'6 x 11'3)

PVCu double glazed double opening doors and windows to rear, tiled floor and underfloor heating, ceiling light/fan, two wall light points and central heating radiator.

DINING ROOM

6.02m x 3.63m (19'9 x 11'11)

PVCu double glazed bow window to front elevation, wood floor, feature fireplace, central heating radiator, ceiling light point with cornice, panelled walls and double opening doors from the hallway.

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MODERN FITTED BREAKFAST/KITCHEN

5.05m x 3.81m (16'7 x 12'6)

two PVCu double glazed windows and door to rear elevation, tiled floor, two ceiling light points, range of fitted wall, base units and drawers, granite working surfaces and surrounds with inset sink having mixer tap over, range style cooker included with extractor canopy over, dresser unit incorporating display cabinets, shelving and wine rack, integrated fridge/freezer and dishwasher, space for table and chairs and central heating radiator.

UTILITY

2.62m x 2.24m (8'7 x 7'4)

PVCu double glazed window to side elevation, range of fitted wall, base units and drawers, granite working surfaces with matching upstands and inset stainless steel double sink having mixer tap over, integrated washing machine, tiled floor, ceiling light point and skirting level heater.

STUDY

3.40m x 2.67m (11'2 x 8'9)

PVCu double glazed window to side elevation, range of fitted storage cupboards, modern vertical central heating radiator, ceiling spotlights and access to the garage.

FIRST FLOOR LANDING

ceiling light point and panelled walls.

BEDROOM ONE

5.11m x 3.68m (16'9 x 12'1)

PVCu double glazed window to rear elevation, ceiling light point with cornice, central heating radiator, dressing area with further fitted wardrobes and 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 drawers below, WC, ceiling spotlights, heated towel rail, tiled walls and floor.

BEDROOM TWO

5.13m x 3.61m (16'10 x 11'10)

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

BEDROOM THREE

4.37m x 2.87m (14'4 x 9'5)

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

BEDROOM FOUR/GAMES ROOM

6.93m x 3.56m (22'9 x 11'8)

with wood floor, ceiling light point and additional ceiling spotlights, central heating radiator, built in bar with granite top and PVCu double glazed, double opening doors leading to:

BALCONY

with outside light and enjoying open views to the rear.

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BEDROOM FIVE

2.16m x 2.03m (7'1 x 6'8)

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

LUXURY FAMILY BATHROOM

2.77m x 2.36m (9'1 x 7'9)

PVCu double glazed frosted window to side elevation, "Villeroy and Boch" suite comprising panelled bath with side taps and integrated TV, vanity wash hand basin with storage drawer below, WC, separate shower enclosure with overhead and hand held shower attachments, tiled walls and floor, ceiling spotlights, heated towel rail and extractor fan.

OUTSIDE

GARAGE

6.10m x 2.77m (20'0 x 9'1)

with electric up and over door, PVCu double glazed window to side, central heating radiator and fluorescent strip light.

FORE GARDEN

having block paved in and out driveway providing extensive off road parking, shaped lawns with side borders, trees and shrubs and outside lighting.

REAR GARDEN

having paved patio area and pathway, shaped lawn with well stocked borders, trees and shrubs, additional rear patio area with summer house, outside lighting and open aspect to rear.

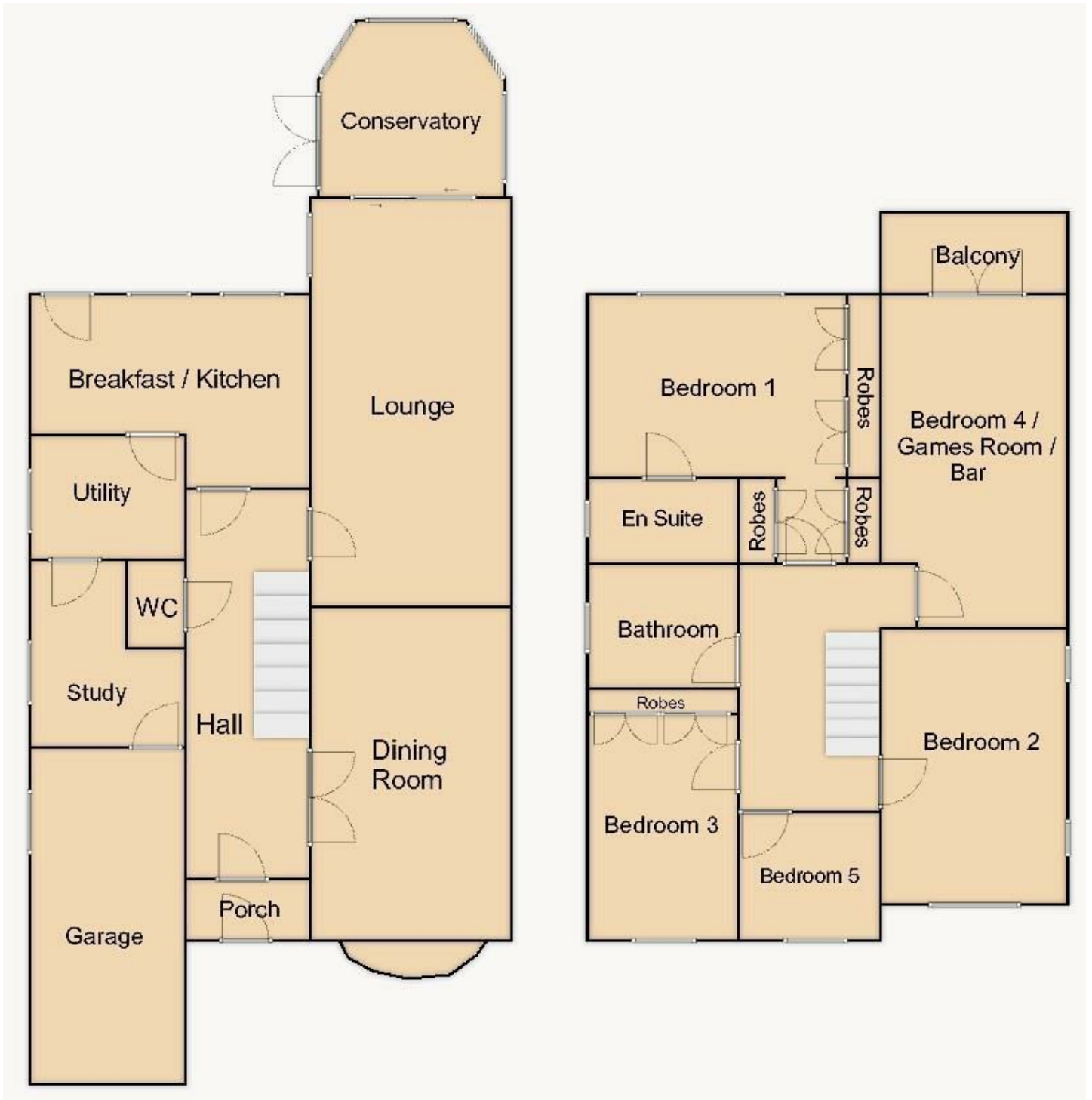
GENERAL INFORMATION

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.

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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			
		69	80
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	