

CHRIS FOSTER & Daughter

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45 Barrow Close, Walsall Wood, WS9 9BS Offers Over £355,000

A well presented modern detached family residence situated on this sought after development close to local amenities.

* Reception Hall * Guests Cloakroom * Through Lounge * Dining Room * Fitted Breakfast/Kitchen * Utility * 4 Bedrooms - Master En Suite * Family Bathroom * Off Road Parking * Detached Garage * Gas Central Heating * PVCu Double Glazing * No Upward Chain

Council Tax Band D
Local Authority - Walsall



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Company Number: 11253248



45 Barrow Close, Walsall Wood



Through Lounge



Dining Room



Fitted Breakfast/Kitchen



Fitted Breakfast/Kitchen



45 Barrow Close, Walsall Wood



Utility



Bedroom One



Bedroom One



En Suite Shower Room



Bedroom Two



45 Barrow Close, Walsall Wood



Bedroom Three



Bedroom Four



Bathroom



Rear Garden



Front/Side Elevation

45 Barrow Close, Walsall Wood

An internal inspection is highly recommended to begin to fully appreciate this well presented modern detached family residence, that is situated on this sought after development close to 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:

RECEPTION HALL

composite entrance door, laminate flooring, ceiling light point, central heating radiator and storage cupboard off.

GUEST CLOAKROOM

PVCu double glazed frosted window to rear elevation, wc, pedestal wash hand basin, central heating radiator and ceiling light point.

THROUGH LOUNGE

6.55m x 3.43m (21'6" x 11'3")

approached through double opening doors from the hall, PVCu double glazed window to front elevation and PVCu double glazed double opening doors to the rear gardens, feature fireplace with modern electric fire fitted, two ceiling light points, two wall light points and two central heating radiators.

DINING ROOM

3.51m x 3.35m (11'6" x 11')

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

FITTED BREAKFAST/KITCHEN

4.88m x 4.50m (16' x 14'9")

PVCu double glazed window to side elevation and PVCu double glazed double opening doors to the rear garden, laminate flooring, central heating radiator, ceiling spot lights, space for table and chairs, range of fitted wall, base units and drawers, working surfaces with tiled surround and inset stainless steel single drainer sink having mixer tap over, built in electric double oven, gas hob with extractor canopy over, integrated fridge/freezer, space and plumbing for dishwasher and pantry off.

UTILITY

2.36m x 1.35m (7'9" x 4'5")

composite door to the rear, working surface with inset stainless steel sink having mixer tap over, space and plumbing for washing machine, central heating radiator, ceiling light point and wall mounted 'Ideal' central heating boiler.

45 Barrow Close, Walsall Wood

FIRST FLOOR LANDING

ceiling light point, loft access and airing cupboard off.

BEDROOM ONE

3.58m x 3.43m (11'9 x 11'3)

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

EN SUITE SHOWER ROOM

PVCu double glazed frosted window to front elevation, tiled shower enclosure, pedestal wash hand basin, wc, ceiling light point, central heating radiator and extractor fan.

BEDROOM TWO

3.58m x 3.40m (11'9 x 11'2)

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

BEDROOM THREE

3.28m x 2.90m (10'9 x 9'6)

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

BEDROOM FOUR

3.30m x 2.90m max (10'10 x 9'6 max)

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

FAMILY BATHROOM

PVCu double glazed frosted window to rear elevation, panelled bath with shower over and tiled surround, pedestal wash hand basin, wc, central heating radiator, ceiling light point and extractor fan.

OUTSIDE

FORE GARDEN

lawn, paved path and driveway providing off road parking and access to:

DETACHED GARAGE

5.05m x 2.64m (16'7 x 8'8)

REAR GARDEN

paved patio area, lawn and useful shed.

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.

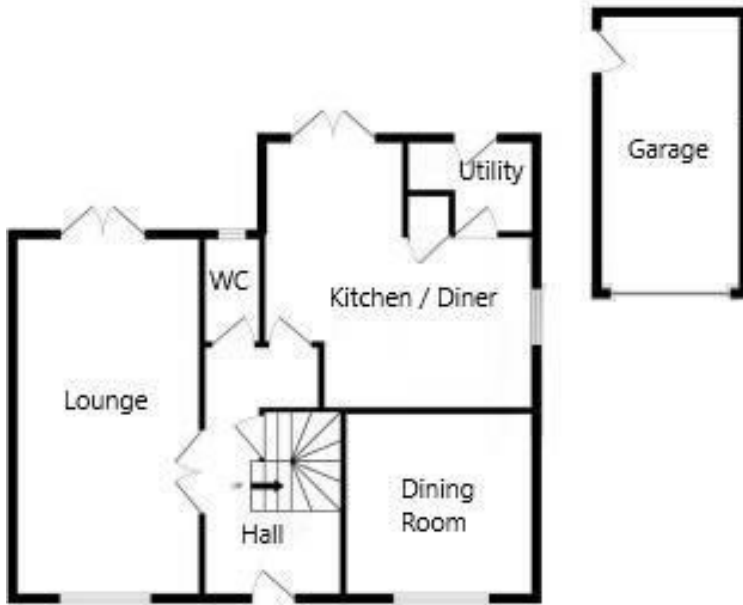
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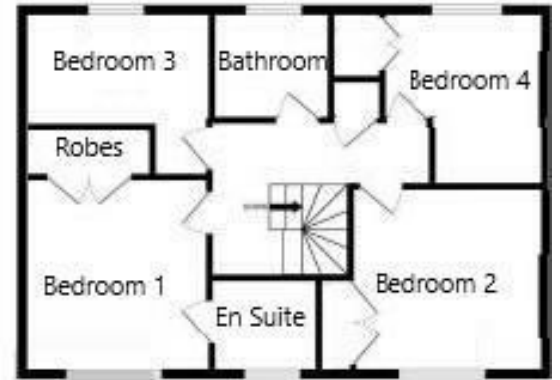
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GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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