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25 Gwendoline Way, Walsall Wood, WS9 9RG Offers In The Region Of £355,000

**** REDUCED FOR QUICK SALE - VIEWING ESSENTIAL ****

A well presented spacious modern detached family residence occupying an excellent position at the head of a quiet friendly cul-de-sac on this sought after development close to local amenities that is offered with no upward chain.

* Fully Enclosed Porch * Reception Hall * Lounge * Separate Dining Room * Conservatory * Fitted Breakfast Kitchen
* Utility * Re-fitted Guest Cloakroom * Four Bedrooms * Master with Re-fitted En suite Shower Room * Re-fitted Family Bathroom * Garage & Extensive Off Road Parking * Gas Central Heating System * PVCu Double Glazing

Council Tax Band D
Local Authority - Walsall



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Company Number: 11253248



25 Gwendoline Way, Walsall Wood



Lounge



Dining Room



Conservatory



Fitted Breakfast/Kitchen

25 Gwendoline Way, Walsall Wood



Fitted Breakfast/kitchen



Utility



Guest Cloakroom



Bedroom One

25 Gwendoline Way, Walsall Wood



Bedroom One



En Suite



En Suite



Bedroom Two



Bedroom Two



Bedroom Three

25 Gwendoline Way, Walsall Wood



Bedroom Four



Bathroom



Front Elevation



Rear Garden



Rear Elevation

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An internal inspection is essential to begin to fully appreciate this well presented, spacious, modern detached family residence that occupies an excellent position at the head of a quiet friendly cul-de-sac on this sought after residential development and 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 Aldridge village, 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:

FULLY ENCLOSED PORCH

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

RECEPTION HALL

PVCu double glazed entrance door, central heating radiator and ceiling light point.

LOUNGE

4.80m x 4.01m (15'9 x 13'2)

PVCu double glazed bay window to front elevation, feature fireplace with gas coal effect fire fitted, ceiling light point and central heating radiator.

DINING ROOM

3.48m x 2.67m (11'5 x 8'9)

ceiling light point and PVCu double glazed double opening doors leading to:

CONSERVATORY

2.90m x 2.67m (9'6 x 8'9)

PVCu double glazed double opening doors to the rear elevation, tiled floor and ceiling light/fan.

FITTED BREAKFAST KITCHEN

3.35m x 3.28m (11'0 x 10'9)

PVCu double glazed window to rear 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 for cooker and fridge/freezer, space for table and chairs, central heating radiator, fluorescent strip light, tiled floor and large walk-in pantry off having shelving and tiled floor.

UTILITY

2.06m x 1.45m (6'9 x 4'9)

PVCu double glazed door to the rear elevation and PVCu double glazed window to side, working surface with inset circular sink having mixer tap over and base unit below, space and plumbing for washing machine, space and vent for tumble dryer, wall mounted "Glow-worm" central heating boiler, tiled wall and ceiling light point.

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RE-FITTED GUEST CLOAKROOM

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

FIRST FLOOR LANDING

having loft access, ceiling light point and airing cupboard off.

BEDROOM ONE

4.72m x 3.43m (15'6 x 11'3)

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

RE-FITTED ENSUITE SHOWER ROOM

PVCu double glazed frosted window to front elevation, tiled shower enclosure with electric "Triton" shower fitted, vanity wash hand basin with storage cupboard below, WC, tiled walls and floor, central heating radiator and ceiling light point.

BEDROOM TWO

4.65m x 2.44m (15'3 x 8'0)

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

BEDROOM THREE

2.74m x 2.29m (9'0 x 7'6)

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

BEDROOM FOUR

2.59m x 2.46m (8'6 x 8'1)

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

RE-FITTED FAMILY BATHROOM

PVCu double glazed frosted window to side elevation, panelled bath, pedestal wash hand basin, WC, tiled walls and floor, ceiling light point and central heating radiator.

OUTSIDE

GARAGE

5.26m x 2.46m (17'3 x 8'1)

up and over door, access to the kitchen and fluorescent strip light.

DEEP FORE GARDEN

having tarmac double width driveway providing ample off road parking together with additional off road parking space, lawn and gated side access leading to:

REAR GARDEN

paved patio area, outside tap, security light, raised lawn with side borders, brick boundary wall to rear and side fencing.

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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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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