

CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

View all our properties at: www.chrisfoster.co.uk



9 Gwendoline Way, Walsall Wood, WS9 9RG Guide Price £375,000

An extremely well maintained and presented modern detached family residence occupying an excellent position in this sought after residential development close to local amenities.

* Fully Enclosed Porch * Reception Hall * Lounge * Luxury Fitted Dining/Kitchen * Utility * Guest Cloakroom * Four Bedrooms * Two with En suite Shower Rooms * Family Bathroom * Garage & Off Road Parking * Gas Central Heating System * PVCu Double Glazing * No Upward Chain

Council Tax Band D
Local Authority - Walsall



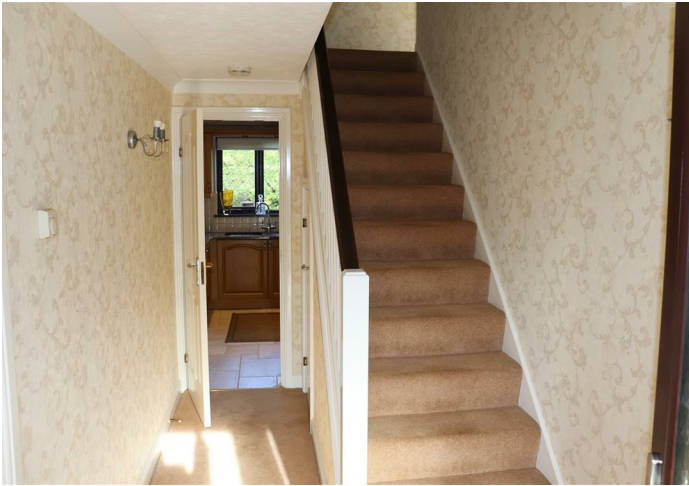
6-8 Beacon Buildings, Leighswood Road, Aldridge, WS9 8AA

Tele: 01922 45 44 04 E-mail: enquiries@chrisfoster.co.uk

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



9 Gwendoline Way, Walsall Wood



Reception Hall



Lounge



Luxury Fitted Dining/Kitchen



Luxury Fitted Dining/Kitchen



9 Gwendoline Way, Walsall Wood



Utility



Guest Cloakroom



First Floor Landing



Bedroom One



Bedroom One



En Suite

9 Gwendoline Way, Walsall Wood



Bedroom Two



En Suite



Bedroom Three



Bedroom Four



Bathroom



Rear Garden

9 Gwendoline Way, Walsall Wood

An internal inspection is essential to begin to fully appreciate this well maintained and presented, modern detached family residence that occupies an excellent position on this sought after residential 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:

FULLY ENCLOSED PORCH

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

RECEPTION HALL

PVCu double glazed entrance door, central heating radiator, two wall light points, central heating thermostat and understairs storage cupboard off.

LOUNGE

5.16m x 3.43m (16'11 x 11'3)

PVCu double glazed bow window to front elevation, feature gas fire, three wall light points and central heating radiator.

LUXURY FITTED DINING/KITCHEN

6.32m x 3.07m (20'9 x 10'1)

PVCu double glazed, double opening doors and window to rear elevation, tiled floor, central heating radiator, ceiling spotlights, space for table and chairs, range of luxury fitted wall, base units and drawers, working surfaces with inset stainless steel single drainer sink having mixer tap over, built in "Bosch" electric double oven, separate induction hob with extractor canopy over and integrated fridge.

UTILITY

1.96m x 1.52m (6'5 x 5'0)

PVCu double glazed door to rear, PVCu double glazed window to side, fitted wall units, working surface with space and plumbing below for washing machine, dishwasher and tumble dryer, tiled floor, ceiling light point and central heating radiator.

GUEST CLOAKROOM

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

FIRST FLOOR LANDING

wall light point, loft access and airing cupboard off.

9 Gwendoline Way, Walsall Wood

BEDROOM ONE

4.52m x 3.78m (14'10 x 12'5)

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

EN SUITE SHOWER ROOM

PVCu double glazed frosted window to front elevation, corner 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 spotlights.

BEDROOM TWO

4.95m x 2.31m (16'3 x 7'7)

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

EN SUITE SHOWER ROOM

PVCu double glazed frosted window to rear elevation, corner shower enclosure with electric "Triton" shower fitted, vanity wash hand basin and WC unit with storage cupboards below, tiled floor, chrome heated towel rail, central heating radiator, ceiling light point and extractor fan.

BEDROOM THREE

3.20m x 2.97m (10'6 x 9'9)

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

BEDROOM FOUR

2.41m x 2.18m (7'11 x 7'2)

PVCu double glazed window to rear elevation and ceiling light point.

FAMILY BATHROOM

PVCu double glazed frosted window to side elevation, jacuzzi bath with mixer tap and shower attachment fitted, pedestal wash hand basin, WC, tiled walls, central heating radiator, ceiling spotlights and extractor fan.

OUTSIDE

SINGLE GARAGE

with up and over door.

FORE GARDEN

having block paved driveway, lawn, security light and gated side access leading to:

REAR GARDEN

paved patio area and path, outside tap, lawn, shrubs, timber deck and useful shed.

GENERAL INFORMATION

We understand the property is Freehold with vacant possession upon completion.

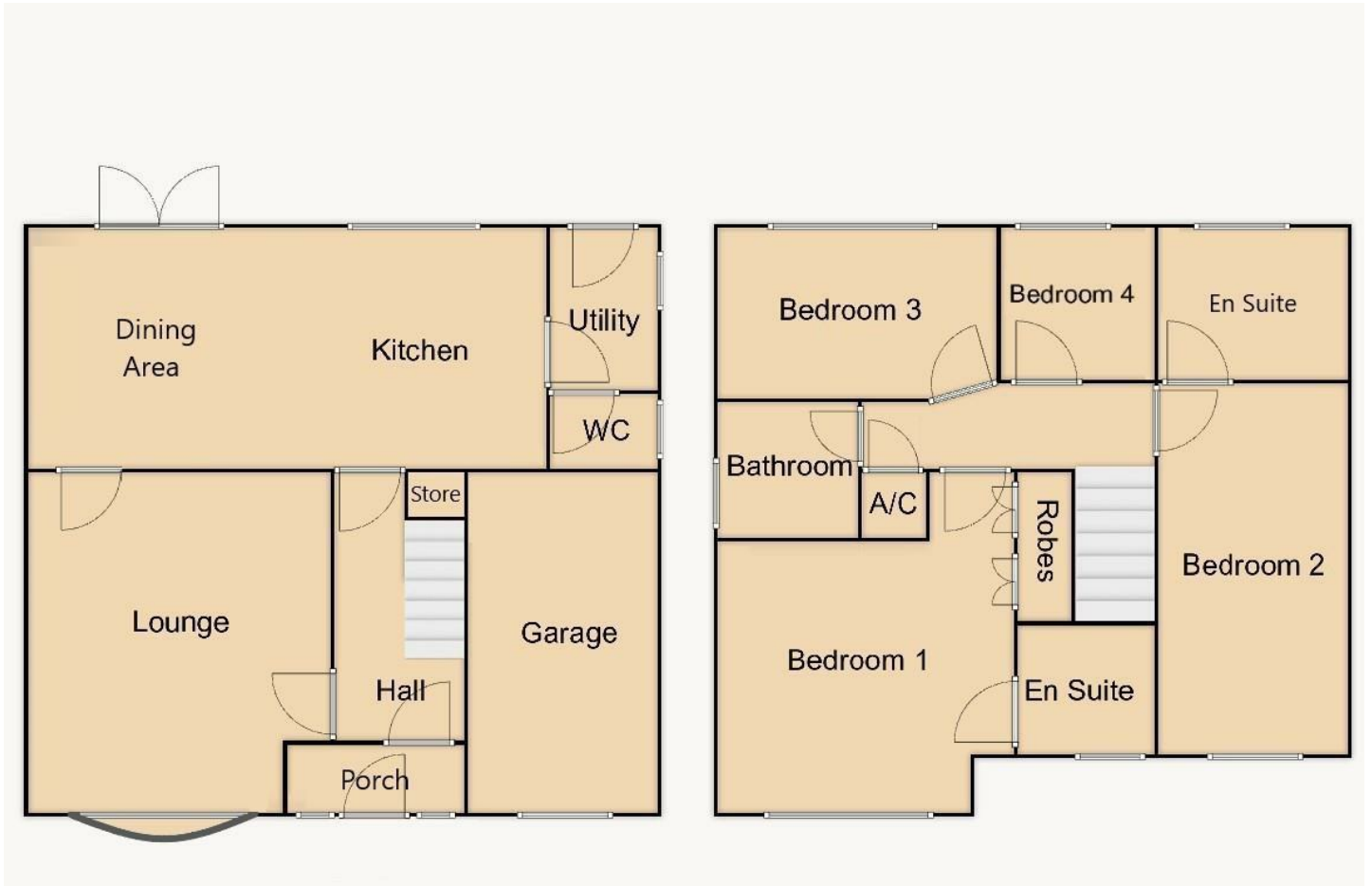
SERVICES All main services are connected together with telephone point subject to the usual regulations. A plentiful supply of power points are installed throughout the property.

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

9 Gwendoline Way, Walsall Wood

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.

9 Gwendoline Way, Walsall Wood



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			
England & Wales		69	81
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			