

CHRIS FOSTER & Daughter

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46 Westwick Close, Stonnall, WS9 9EA Guide Price £285,000

An extended semi detached bungalow occupying a quiet cul-de-sac position in this highly sought after semi rural village location close to local amenities.

* Reception Hall * Lounge/Dining Room * Extended Breakfast/Kitchen * 2 Bedrooms * Bathroom * Recessed Side Garage * Large Private Driveway * Gas Central Heating * PVCu Double Glazing * No Upward Chain

Council Tax Band C
Local Authority - Lichfield



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Company Number: 11253248



46 Westwick Close, Stonnall



Lounge/Dining Room



Breakfast/Kitchen



Bedroom One



Bathroom

46 Westwick Close, Stonnall



Bathroom



Rear Garden

46 Westwick Close, Stonnall

An internal inspection is highly recommended to begin to fully appreciate this extended semi detached bungalow that occupies a quiet cul-de-sac position in this highly sought after semi rural village location close to local amenities.

Stonnall village provides a range of local shops, highly regarded primary school, St Peters Church village hall and community groups, whilst main centre shopping is available at Lichfield, Sutton Coldfield and Walsall and a further range of good schools are easily accessible including Friary High School and King Edwards in Lichfield, Shire Oak Academy and St Francis of Assisi Catholic Technology College at Aldridge.

The area is extremely accessible to all main centres of the West Midlands conurbation with the A5 Trunk and M6 Toll Roads within 4 miles at Brownhills and Shenstone, leading to the M6, M5, M42 and M54.

The area is well served for leisure facilities with Oak Park Active Living Centre in Walsall Wood, cricket and running clubs at 'The Stick & Wicket' behind the church at The Green, Aldridge and Druids Heath Golf Club off Stonnall Road while Stonnall village enjoys a range of community activities. close to the local village amenities.

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

RECEPTION HALL

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

LOUNGE/DINING ROOM

5.33m x 3.81m (17'6 x 12'6)

PVCu double glazed patio doors leading to the rear garden, feature fireplace with gas coal effect fire fitted, central heating radiator, ceiling light point and four wall light points.

EXTENDED BREAKFAST/KITCHEN

5.05m x 2.34m (16'7 x 7'8)

PVCu double glazed windows to rear and side elevations, PVCu double glazed door leading to the rear garden, range of fitted wall, base units and drawers, working surfaces with tiled surround and inset stainless steel single drainer sink, space for cooker and fridge/freezer, space and plumbing for washing machine, tiled floor, ceiling spotlights, central heating radiator and breakfast bar.

BEDROOM ONE

4.72m max x 3.51m (15'6 max x 11'6)

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

BEDROOM TWO

3.51m x 2.51m (11'6 x 8'3)

PVCu double glazed window to front elevation, central heating radiator, ceiling light point and wall mounted 'Baxi' combination central heating boiler.

BATHROOM

PVCu double glazed frosted window to side elevation, panelled bath with mixer tap and shower attachment fitted, separate shower cubicle with electric 'Mira' shower fitted, pedestal wash hand basin, wc, central heating radiator, ceiling light point and airing cupboard off.

OUTSIDE

46 Westwick Close, Stonnall

FORE GARDEN

Lawn, side borders, outside tap, tarmacadam driveway providing ample off road parking and access to:

RECESSED GARAGE

6.91m x 2.44m (22'8 x 8')

Up and over door to front, PVCu double glazed door and window to rear, light and power.

REAR GARDEN

Block paved patio, lawn, side borders, trees and shrubs, outside light and timber fencing.

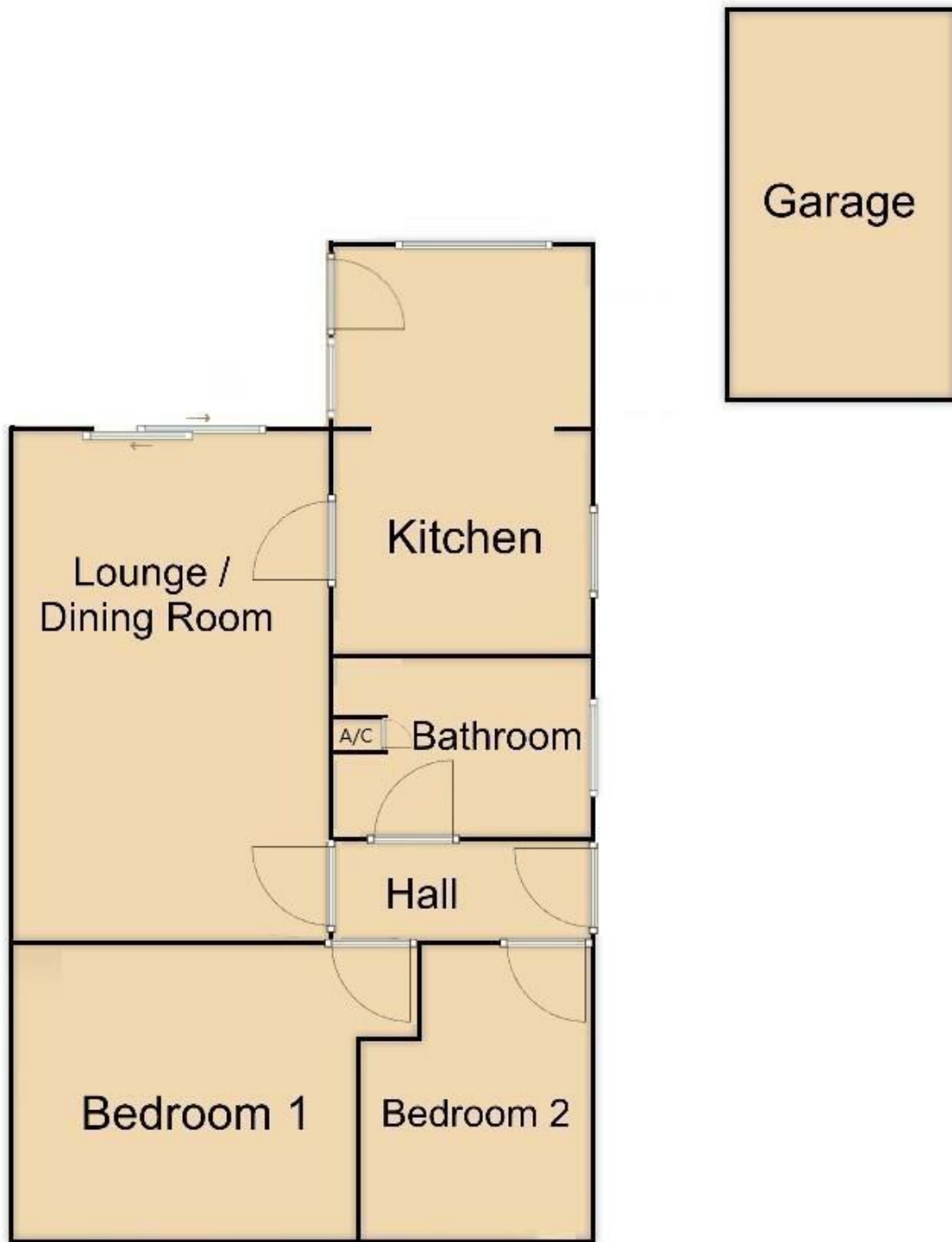
GENERAL INFORMATION

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.

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	
	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	
Current	Potential
	85
69	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	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	
Current	Potential
England & Wales EU Directive 2002/91/EC	