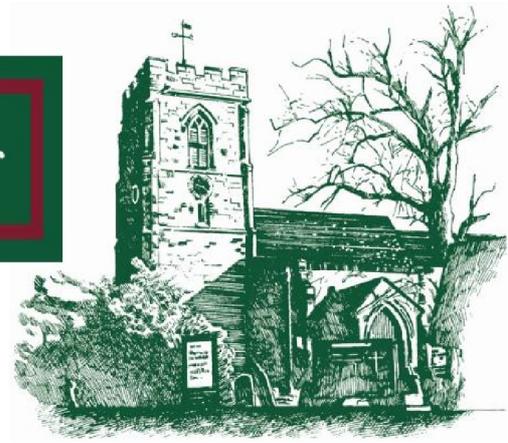


CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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21 The Drive, Shelfield, WS4 1PT Guide Price £475,000

An extended, well presented modern Detached family residence occupying an excellent position in this quiet cul-de-sac sought position within easy reach of local amenities.

* Fully Enclosed Porch * Reception Hall * Impressive Lounge * Sitting Room * Dining Room * Study * Fitted Kitchen * Utility * Guest Cloakroom * Five Bedrooms - Master with En-Suite Bathroom * Family Bathroom * Garage * Gas Central Heating System * PVCu Double Glazing * CCTV * No Upward Chain *

Council Tax Band E
Local Authority - Walsall



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



21 The Drive, Sheffield



Reception Hall



Guest Cloakroom



Impressive Lounge



Sitting Room



21 The Drive, Sheffield



Dining Room



Fitted Kitchen



Study



Utility

21 The Drive, Sheffield



Bedroom One



En Suite



En Suite



Bedroom Two



Bedroom Two



Bedroom Three

21 The Drive, Sheffield



Bedroom Four



Bedroom Five



Bathroom



Rear Garden



Rear Garden



21 The Drive, Sheffield

An internal inspection is essential to begin to fully appreciate this spacious, extended, well presented modern Detached family residence occupying an excellent position in this quiet cul-de-sac position within easy reach of local amenities.

Schools for children of all ages are readily available including Sheffield Sports & Community College, 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.

Regular and frequent public transport services are provided to Walsall, Brownhills, Aldridge, Lichfield and neighbouring town centres where more comprehensive facilities can be found.

Commuters will find that junction 10 of the M6 motorway is within 3 miles which provides further access to the M6 Toll road, M5, M54 and M42 motorways.

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

ENCLOSED PORCH

having double glazed entrance door to front elevation and double glazed windows to front and side elevation, two ceiling spot lights, and tiled flooring.

ENTRANCE HALL

having double glazed door and window to front elevation, ceiling light point, ceiling coving, central heating radiator and 'karndean' flooring.

GUEST CLOAKROOM

having double glazed frosted window to front elevation, ceiling light point, central heating radiator, WC, wash hand basin with tiled splash back, and 'karndean' flooring.

IMPRESSIVE LOUNGE

6.10m (into bay) x 3.56m (20'00 (into bay) x 11'08)

having PVCu double glazed bay window to front elevation, two ceiling light points, ceiling coving, two central heating radiators, gas coal effect fire, and 'karndean' flooring.

SITTING ROOM

3.15m x 3.10m (10'04 x 10'02)

having double glazed sliding doors to rear elevation, ceiling light point, central heating radiator, and 'karndean' flooring.

DINING ROOM

4.67m x 3.20m (max) (15'04 x 10'06 (max))

having PVCu double glazed window to rear elevation, four wall lights, central heating radiator, and oak flooring.

STUDY

3.84m x 2.59m (max) (12'07 x 8'06 (max))

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

21 The Drive, Sheffield

FITTED KITCHEN

4.32m x 2.97m (14'02 x 9'09)

having PVCu double glazed window to rear elevation, inset ceiling spot lights and under cabinet lighting, range of fitted wall, base units and drawers, granite working surfaces with tiled surround, inset ceramic bowl and half drainer sink having mixer tap over, built in dishwasher, and fridge, integrated double electric oven, gas hob having extractor canopy over, central heating radiator, and 'karndean' flooring.

UTILITY

4.42m x 2.06m (14'06 x 6'09)

having PVCu double glazed window to rear elevation, ceiling light point, range of fitted wall and base units, working surface with inset stainless steel drainer sink having mixer tap over, and wall mounted 'Ideal' combination central heating boiler.

SIDE ACCESS

having PVCu double glazed door to rear and ceiling light point.

FIRST FLOOR LANDING

having two ceiling light points, loft access and storage cupboard off.

BEDROOM ONE

5.03m x 3.20m (16'06 x 10'06)

having PVCu double glazed window to rear elevation, ceiling light point, central heating radiator, and walk in wardrobe off.

EN SUITE

having PVCu double glazed frosted window to rear elevation, ceiling light point, heated towel rail, panelled bath having mixer tap over, shower enclosure with sliding doors having thermostatic mixer shower fitted and aqua panelled walls, WC, vanity unit sink having mixer tap over, electric shaver point, extractor fan, tiled walls and flooring.

BEDROOM TWO

3.45m x 2.62m (plus robes) (11'04 x 8'07 (plus robes))

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

BEDROOM THREE

3.23m x 2.36m (10'07 x 7'09)

having PVCu double glazed window to rear elevation, ceiling light point, central heating radiator, and built in storage cupboard off.

BEDROOM FOUR

3.28m x 2.97m (10'09 x 9'09)

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

BEDROOM FIVE

2.74m x 2.62m (9'00 x 8'07)

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

BATHROOM

having PVCu double glazed frosted window to side elevation, ceiling light point, heated towel rail, WC, pedestal sink having mixer tap over, 'P' shaped panelled bath having mixer tap, electric 'Triton' shower over and fitted shower screen, extractor fan and shaver point.

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GARAGE

5.16m x 3.33m (16'11 x 10'11)

having up and over garage door to front elevation and ceiling light point.

OUTSIDE

FORE GARDEN

having block paved driveway, CCTV, mature shrubs and borders.

REAR GARDEN

having slabbed patio area, lawned area, mature plants, shrubs and trees, summer house, security lighting, CCTV, and fenced borders.

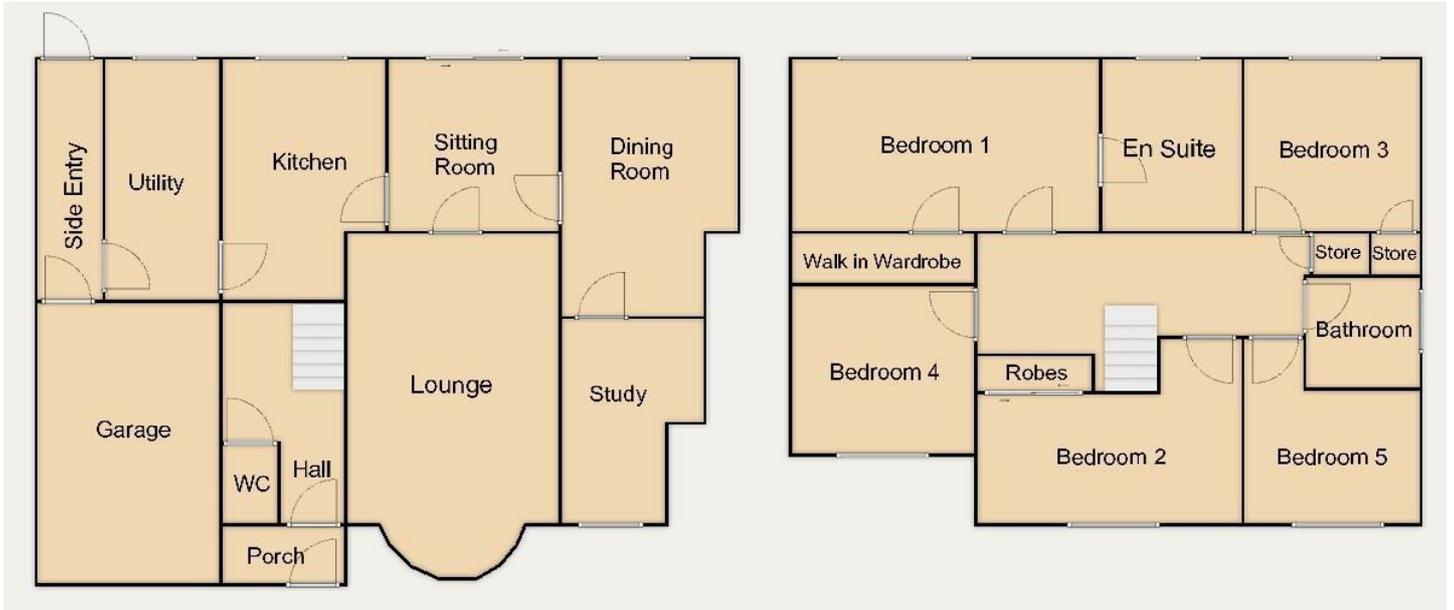
GENERAL INFORMATION

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.

21 The Drive, Sheffield



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		72	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		