

CHRIS FOSTER & Daughter

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22 Wood End Farm 333 Sutton Road, Walsall, WS5 3AR Guide Price £159,950

An extremely well presented and spaciouly proportioned first floor retirement apartment that benefits from it's own private front door access. The apartment forms part of the popular Wood End Farm development constructed by Friel Homes Limited.

* Reception Hall * Impressive Open Plan Lounge/Dining Room/Modern Fitted Kitchen * Double Bedroom * Modern Bathroom * Allocated Car Parking Space * Underfloor Heating * Double Glazing * Open Aspect To Rear * Over 55's Development * Communal Facilities Including Residents Lounge & Guest Suite * House Manager * 'Tunstall' Alarm System

Council Tax Band B
Local Authority - Walsall



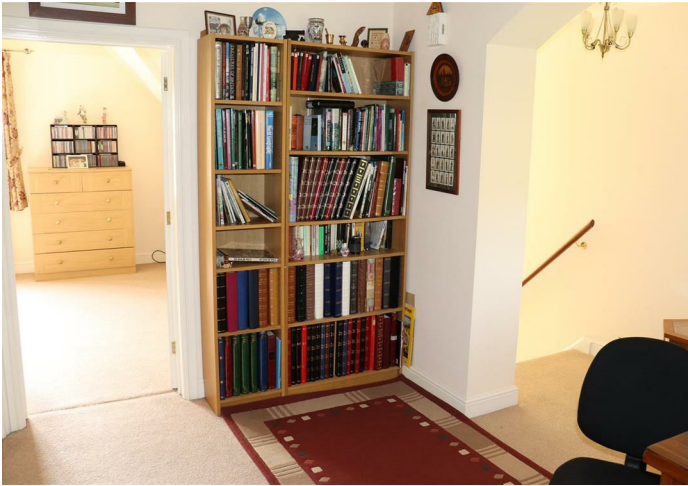
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Chris Foster & Daughter Limited – Registered in England and Wales
Company Number: 11253248



22 Wood End Farm 333 Sutton Road, Walsall



First Floor Landing



Open Plan Lounge/Dining/Kitchen



Open Plan Lounge/Dining/Kitchen

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Double Bedroom



Double Bedroom



Modern Bathroom



View To Rear

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Residents Lounge And Kitchen Facility



Guests Suite

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An internal inspection is highly recommended to begin to fully appreciate this extremely well presented and spaciouly proportioned first floor retirement apartment that benefits from it's own private front door access and open aspect to the rear. Forming part of this sought after development by Friel Homes, the apartment is conveniently located just off Sutton Road and within easy reach of local amenities.

Walsall town centre is rapidly developing its reputation as an important shopping area with all main facilities available all enhanced by its proximity to the Motorway complex with junction 10 of the M6 within 2 miles which in turn gives further access to the M5, M54, M42 and M6 Toll Road bringing all main centres of the West Midlands conurbation with Birmingham International Airport, Rail Link, and the National Exhibition Centre within easy distance.

The town enjoys all the usual leisure and cultural activities and is fortunate also in having excellent cricket, rugby, hockey and golf clubs.

The accommodation that enjoys the benefit of under floor heating and double glazing briefly comprises the following:

RECEPTION HALL

having entrance door, central heating radiator and staircase leading to:

FIRST FLOOR LANDING

double glazed window to rear elevation, ceiling light point, loft access, security intercom to main entrance, alarm pull cord and storage cupboard off.

OPEN PLAN LOUNGE/DINING/FITTED KITCHEN

6.40m x 5.94m max dims (21' x 19'6 max dims)

double glazed windows to rear and side elevations, ceiling light point and additional inset ceiling spot lights, range of modern fitted wall, base units and drawers, working surfaces with matching upstands and inset stainless steel sink having mixer tap over, built in 'NEFF' electric oven, gas hob with stainless steel extractor canopy over, integrated fridge/freezer, dishwasher and washing machine and tiled floor to kitchen area.

DOUBLE BEDROOM

5.26m x 3.63m (17'3 x 11'11)

double glazed window to front elevation, range of fitted wardrobes, additional under eaves storage and ceiling light point.

MODERN BATHROOM

3.00m x 2.18m (9'10 x 7'2)

panelled bath with tiled surround, separate shower enclosure, pedestal wash hand basin, wc, heated towel rail, tiled floor, ceiling spot lights and extractor fan.

OUTSIDE

ALLOCATED CAR PARKING SPACE

WELL MAINTAINED COMMUNAL LANDSCAPED GROUNDS

with visitor parking spaces.

COMMUNAL RESIDENTS LOUNGE AND KITCHEN FACILITY

GUEST SUITE AVAILABLE

GENERAL INFORMATION

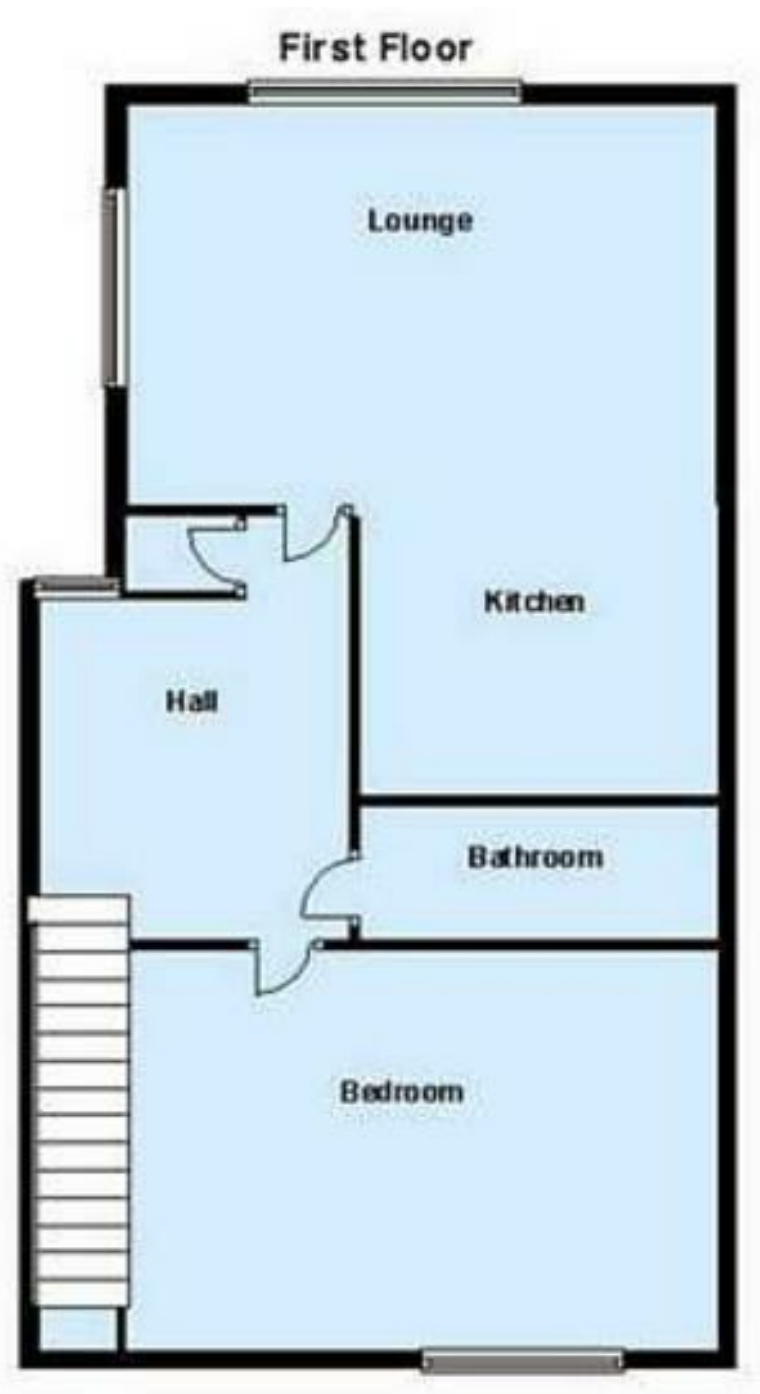
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TENURE We understand the property is Leasehold for a term of 125 years from 1st January 2006 (106 years remaining) subject to a Ground Rent of £250pa and current Service Charge of £195pcm.

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		
	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		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