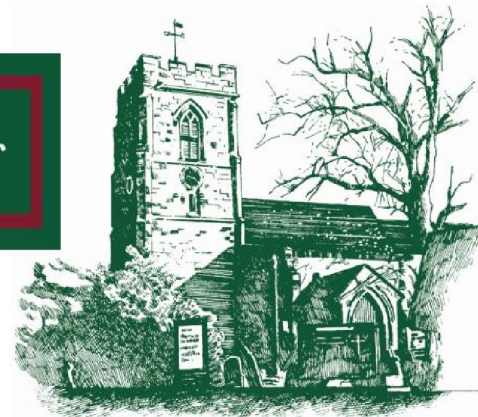


CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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7 Willowside, Shelfield, WS4 1XQ Guide Price £435,000

A superbly appointed, modern, detached family residence occupying a large corner position at the head of a quiet cul-de-sac on this popular development and within easy reach of local amenities.

* Fully Enclosed Porch * Reception Hall * Lounge * Superb Open Plan Dining/Kitchen * Conservatory * Utility * Guest Cloakroom * Four Bedrooms * Master with Luxury Fitted En Suite * Re-fitted Luxury Bathroom * Garage * Off Road Parking to Front * Additional Secure Parking to Side * Gas Central Heating System * PVCu Double Glazing * No Upward Chain

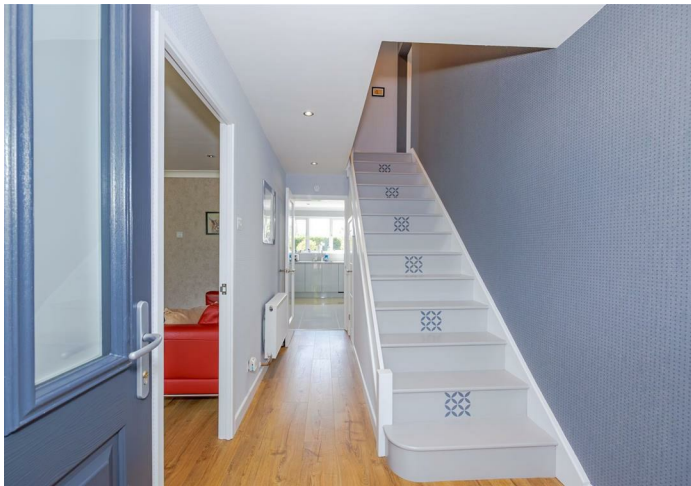
Council Tax Band D
Local Authority - Walsall



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



7 Willowside, Sheffield



Reception Hall



Lounge



Lounge



Luxury Dining/Kitchen



Luxury Dining/Kitchen



7 Willowside, Sheffield



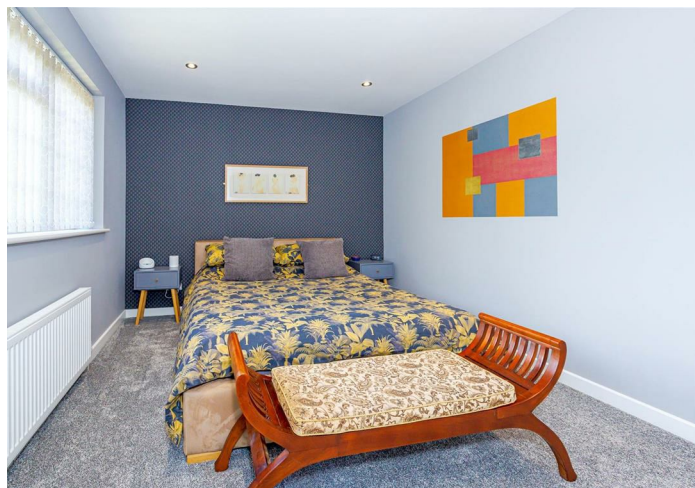
Luxury Dining/Kitchen



Utility



Guest Cloakroom



Bedroom One

7 Willowside, Sheffield



Luxury En Suite



Bedroom Two



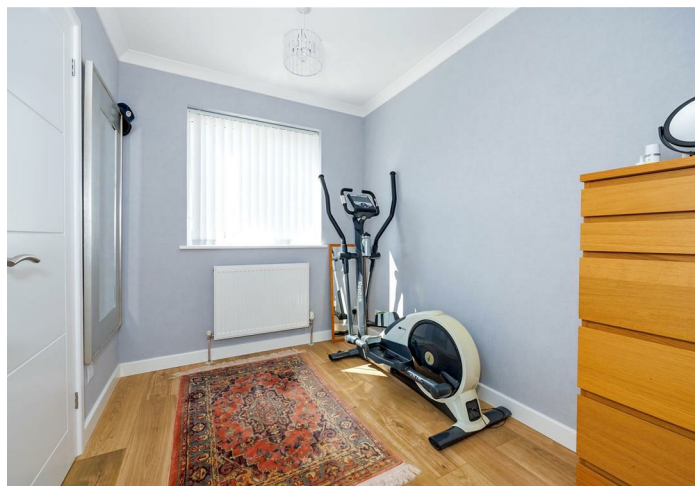
Bedroom Two



Bedroom Three



Bedroom Three



Bedroom Four

7 Willowside, Sheffield



Luxury Bathroom



Rear Elevation



Rear Garden



Secure Side Parking



Secure Side Parking



Front Elevation

7 Willowside, Sheffield

An internal inspection is essential to begin to fully appreciate this superbly appointed, modern, detached family residence that occupies a large corner plot at the head of this quiet cul-de-sac on a sought after development within easy reach of local amenities. In addition, the vendors have previously had a planning application accepted to convert the garage to additional living space and for the erection of a breakfast room to the rear and garage to the side.

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 the following:

FULLY ENCLOSED PORCH

PVCu double glazed, double opening doors and windows to front elevation, laminate floor covering and wall light point.

RECEPTION HALL

composite entrance door, laminate floor covering, central heating radiator, ceiling spotlights and under stairs storage cupboard off.

LOUNGE

4.90m x 4.06m (16'1 x 13'4)

PVCu double glazed bay window to front elevation, laminate floor covering, central heating radiator, ceiling spotlights, three wall light points and double opening doors lead to:

SUPERB OPEN PLAN DINING/KITCHEN

5.89m x 3.28m (19'4 x 10'9)

PVCu double glazed window to rear elevation, laminate flooring to dining area, tiled floor to kitchen area, modern vertical central heating radiator, ceiling spotlights, range of luxury fitted high gloss wall, base units and drawers, working surfaces with inset stainless steel sink having mixer tap over, two built in "CDA" ovens with separate induction hob and extractor canopy over, integrated 'Bosch' fridge, freezer and dishwasher.

UTILITY

2.57m x 1.40m (8'5 x 4'7)

PVCu double glazed door to side, tiled floor, ceiling spotlights, range of luxury fitted, high gloss wall and base units, working surface with inset stainless steel sink having mixer tap over, space and plumbing for washing machine, central heating radiator and access to the garage.

GUEST CLOAKROOM

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

7 Willowside, Sheffield

CONSERVATORY

3.35m x 2.44m (11'0 x 8'0)

PVCu double glazed sliding patio door and window to rear elevation, tiled floor and two wall light points.

FIRST FLOOR LANDING

loft access and ceiling spotlights.

BEDROOM ONE

4.09m x 3.73m max (13'5" x 12'2" max)

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

LUXURY RE-FITTED EN SUITE SHOWER ROOM

PVCu double glazed frosted window to front elevation, shower enclosure, vanity wash hand basin with storage drawers below, WC, chrome heated towel rail, ceiling spotlights, tiled walls and floor and extractor fan.

BEDROOM TWO

4.06m x 2.36m (13'4 x 7'9)

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

BEDROOM THREE

3.76m x 2.74m (12'4 x 9'0)

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

BEDROOM FOUR

2.69m x 2.06m (8'10 x 6'9)

PVCu double glazed window to rear elevation, built in wardrobe, central heating radiator, ceiling light point and laminate floor covering.

LUXURY RE-FITTED BATHROOM

PVCu double glazed frosted window to side elevation, panelled bath with overhead shower and shower screen fitted, vanity wash hand basin with storage drawers below, WC, chrome heated towel rail, tiled walls, laminate floor covering, ceiling spotlights, extractor fan and airing cupboard off.

OUTSIDE

GARAGE

4.95m x 2.44m (16'3 x 8'0)

having electric up and over door, fluorescent strip light, cold water tap and wall mounted "Ariston" central heating boiler.

WIDE FORE GARDEN

having double width tarmac driveway, lawn with inset shrubs, additional lawned area with further trees and shrubs beyond the driveway access.

GOOD SIZED REAR/SIDE GARDEN

having gated side access, paved patio area, outside tap and power supply, lawn, attractive well stocked borders, trees and shrubs, useful shed/summer house, timber fencing and double opening gates give side access to additional secure parking area for caravan, boat etc...

GENERAL INFORMATION

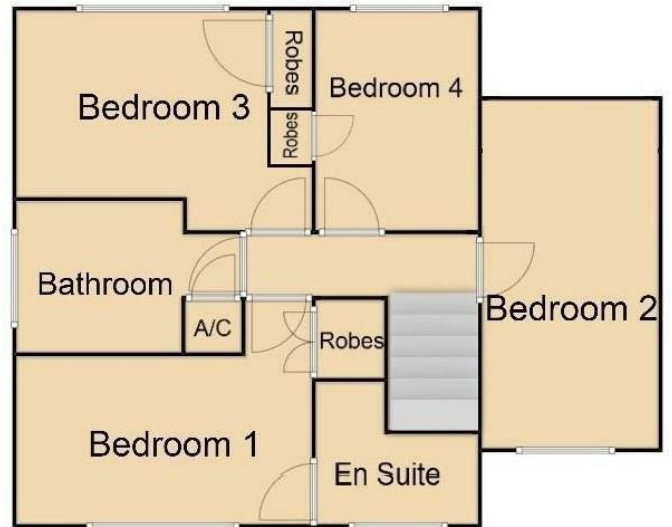
7 Willowside, Sheffield

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.

7 Willowside, 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	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		