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20 Lichfield Road, Walsall Wood, WS9 9NN Guide Price £330,000

A particularly spacious individually designed four bedroomed detached bungalow residence that is in need of general modernisation occupying a large private plot in this popular residential location close to local amenities.

* Canopy Porch * Reception Hall * Lounge/Dining Room * Fitted Breakfast/Kitchen * Utility * Store Room * Study * Four Bedrooms * Three with En Suite Shower Rooms * Family Bathroom * Detached Garage & Extensive Off Road Parking * Large Rear Garden * Gas Central Heating System * Majority PVCu Double Glazing * Private Drive Location * No Upward Chain

Council Tax Band
Local Authority -



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Company Number: 11253248



20 Lichfield Road, Walsall Wood



Reception Hall



Lounge/Dining Room



Lounge/Dining Room



Inglenook Fireplace



Fitted Breakfast/Kitchen



20 Lichfield Road, Walsall Wood



Store Room



Utility



Study



Bedroom One



En Suite Shower Room



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Bedroom Two



En Suite Shower Room



Bedroom Three



En Suite Shower Room



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Bedroom Four



Bathroom



Rear Garden



Front Elevation

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An internal inspection is essential to begin to fully appreciate the full potential offered by this particularly spacious individually designed detached bungalow residence that is in need of general modernisation. The property is situated on a large plot approached via a private driveway in this popular residential location and 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 majority PVCu double glazing briefly comprises the following:

CANOPY PORCH

leading to:

RECEPTION HALL

with PVCu double glazed entrance door, laminate floor covering, three ceiling light points, central heating radiator, loft access and cloaks cupboard off.

LOUNGE/DINING ROOM

6.78m x 4.17m (22'3 x 13'8)

double glazed sliding patio door leads to the rear gardens, feature inglenook fireplace with wood burning stove and two feature stained glass windows, two central heating radiators, three ceiling light points, additional spotlighting and two wall light points.

FITTED BREAKFAST/KITCHEN

6.35m x 2.97m (20'10 x 9'9)

PVCu double glazed bay window to front elevation, additional window to side, central heating radiator, ceiling spotlights, space for table and chairs, range of fitted wall, base units and drawers, working surfaces with inset "Belfast" sink having mixer tap over, space for cooker and fridge/freezer.

INNER LOBBY

PVCu double glazed door to front elevation, window to side, ceiling light point and additional fluorescent strip light.

STORE ROOM

3.23m x 2.51m (10'7 x 8'3)

PVCu double glazed window to side elevation, fluorescent strip light and access to:

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UTILITY

2.90m x 2.51m (9'6 x 8'3)

PVCu double glazed door leading to the rear gardens, tiled floor, working surface with inset stainless steel single drainer sink, space and plumbing for washing machine, space for additional appliances and fluorescent strip light.

STUDY

2.69m x 1.83m (8'10 x 6'0)

having light funnel and ceiling light point.

BEDROOM ONE

4.34m x 3.43m (14'3 x 11'3)

PVCu double glazed window to side elevation, central heating radiator, ceiling light point and two wall light points.

EN SUITE SHOWER ROOM

PVCu double glazed window to front elevation, shower enclosure with electric "Triton" shower fitted, pedestal wash hand basin, WC, ceiling light point, central heating radiator and extractor fan.

BEDROOM TWO

4.04m x 3.43m (13'3 x 11'3)

PVCu double glazed window to rear elevation, fitted wardrobes with double bed recess and overhead storage, two ceiling light points, two wall light points and central heating radiator.

EN SUITE SHOWER ROOM

double glazed sliding patio door leading to the rear gardens, shower enclosure with electric "Triton" shower fitted, vanity wash hand basin with storage cupboard below, ceiling spotlights, storage cupboard off and additional airing cupboard housing the "Ideal" central heating boiler.

BEDROOM THREE

3.23m x 3.10m (10'7 x 10'2)

PVCu double glazed window to side elevation, central heating radiator, ceiling light point and two wall light points.

EN SUITE SHOWER ROOM

frosted window to front elevation, shower enclosure with "MIRA" shower fitted, vanity wash hand basin with storage cupboard below, WC, ceiling light point, central heating radiator and extractor fan.

BEDROOM FOUR

3.35m x 3.00m (11'0 x 9'10)

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

FAMILY BATHROOM

having panelled bath with mixer tap and shower attachment fitted, bidet, WC, pedestal wash hand basin, central heating radiator, two ceiling light points and extractor fan.

OUTSIDE

DETACHED SINGLE GARAGE

with up and over door and door and window to side.

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FORE GARDEN

approached via a private driveway with double opening wrought iron gates, block paved frontage providing extensive off road parking, outside lighting, security lights and tap.

LARGE REAR GARDEN

gated side access, paved patio area and pathway, additional rear paved patio area, large shed/workshop, lawn, trees and shrubs, outside tap and security lighting.

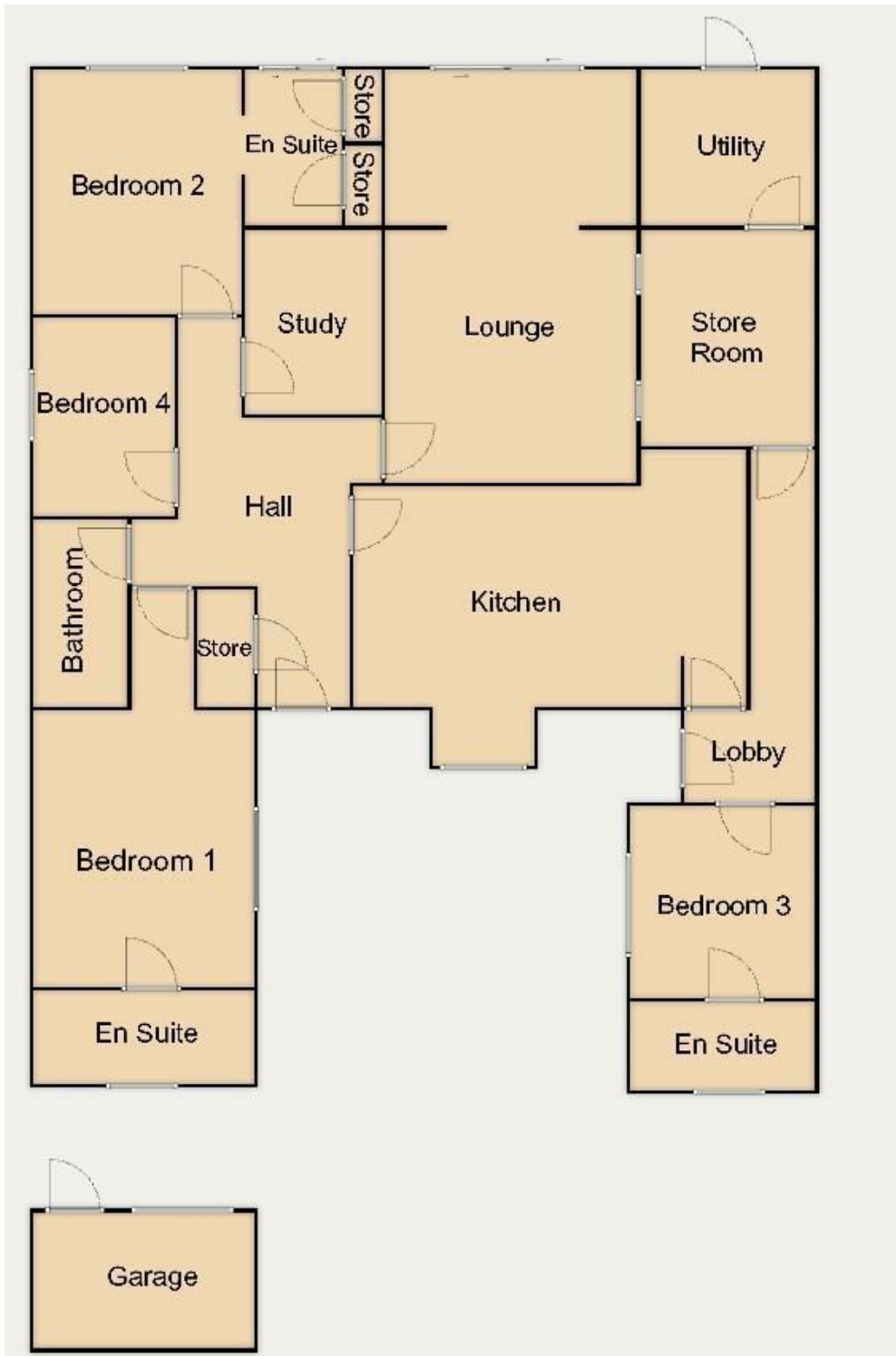
GENERAL INFORMATION

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		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			<div style="text-align: center;"> 81 </div>
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	