

CHRIS FOSTER & Daughter

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20 Wallheath Crescent, Stonnall, WS9 9HT Guide Price £430,000

A particularly spacious, extended detached bungalow residence occupying a quiet position in this sought after semi rural village location.

* Reception Hall * Lounge/Dining Room * Sun Lounge * Fitted Kitchen * 2 Double Bedrooms
* Bathroom * Separate WC * Sauna/Shower Room * Side Garage/Utility * Ample Off Road
Parking * Gas Central Heating * Majority PVCu Double Glazing

Council Tax Band E
Local Authority - Lichfield



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Company Number: 11253248



20 Wallheath Crescent, Stonnall



Spacious Lounge/Dining Room



Spacious Lounge/Dining Room

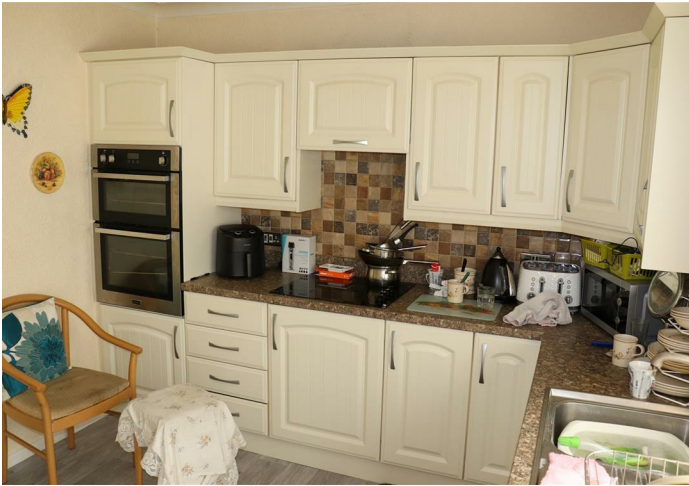


Sun Lounge



Fitted Kitchen

20 Wallheath Crescent, Stonnall



Fitted Kitchen



Bedroom One



Bedroom One



Bedroom Two



Bathroom



Separate WC

20 Wallheath Crescent, Stonnall



Sauna/Shower Room



Rear Garden

20 Wallheath Crescent, Stonnall

An internal inspection is highly recommended to begin to fully appreciate this particularly spacious, extended detached bungalow residence that occupies a quiet position in this sought after semi rural village location.

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.

Stonnall village provides a range of local shops, highly regarded primary school and St Peters Church, 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 accommodation that enjoys the benefit of a gas central heating system and majority PVCu double glazing briefly comprises the following:

RECEPTION HALL

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

SPACIOUS LOUNGE/DINING ROOM

7.62m x 5.61m (25' x 18'5)

PVCu double glazed window to rear elevation, additional window to rear and sky light window, feature fireplace with modern electric fire, three central heating radiators, inset ceiling spot lights, four wall light points and door leading to:

SUN LOUNGE

3.48m x 2.01m (11'5 x 6'7)

PVCu double glazed door and windows to rear elevation, tiled floor and wall light point.

REAR LOBBY

tiled floor, wall light point, access to the garage and door to:

SAUNA/SHOWER ROOM

4.47m x 2.51m (14'8 x 8'3)

windows to rear and side elevations, central heating radiator, two wall light points, tiled floor, sauna and shower enclosure.

FITTED KITCHEN

4.32m x 3.05m (14'2 x 10')

window to side elevation, door leading to the garage, range of fitted wall, base units and drawers, working surfaces with tiled surround and inset stainless steel single drainer sink having mixer tap over, built in 'Stoves' electric double oven, separate hob with extractor canopy over, space for appliances, ceiling light point and storage cupboard off housing the 'Worcester' central heating boiler.

BEDROOM ONE

5.59m x 3.48m (18'4 x 11'5)

PVCu double glazed bow window to front elevation, range of fitted wardrobes and drawers, central heating radiator and three wall light points.

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BEDROOM TWO

3.35m x 3.18m (11' x 10'5)

window to rear elevation, laminate floor covering, central heating radiator and ceiling light point.

BATHROOM

PVCu double glazed frosted window to front elevation, large corner bath, tiled walls and floor, central heating radiator and ceiling light point.

SEPARATE WC

PVCu double glazed frosted window to side elevation, wc, pedestal wash hand basin, tiled walls and floor, ceiling light point and central heating radiator.

SIDE GARAGE/UTILITY

8.71m max x 2.51m (28'7 max x 8'3)

PVCu door to front elevation, working surface with space below for appliances, light and power.

OUTSIDE

FORE GARDEN

block paved driveway providing ample off road parking, lawn, side borders and shrubs.

REAR GARDEN

paved patio area, lawn, attractive borders and shrubs and outside light.

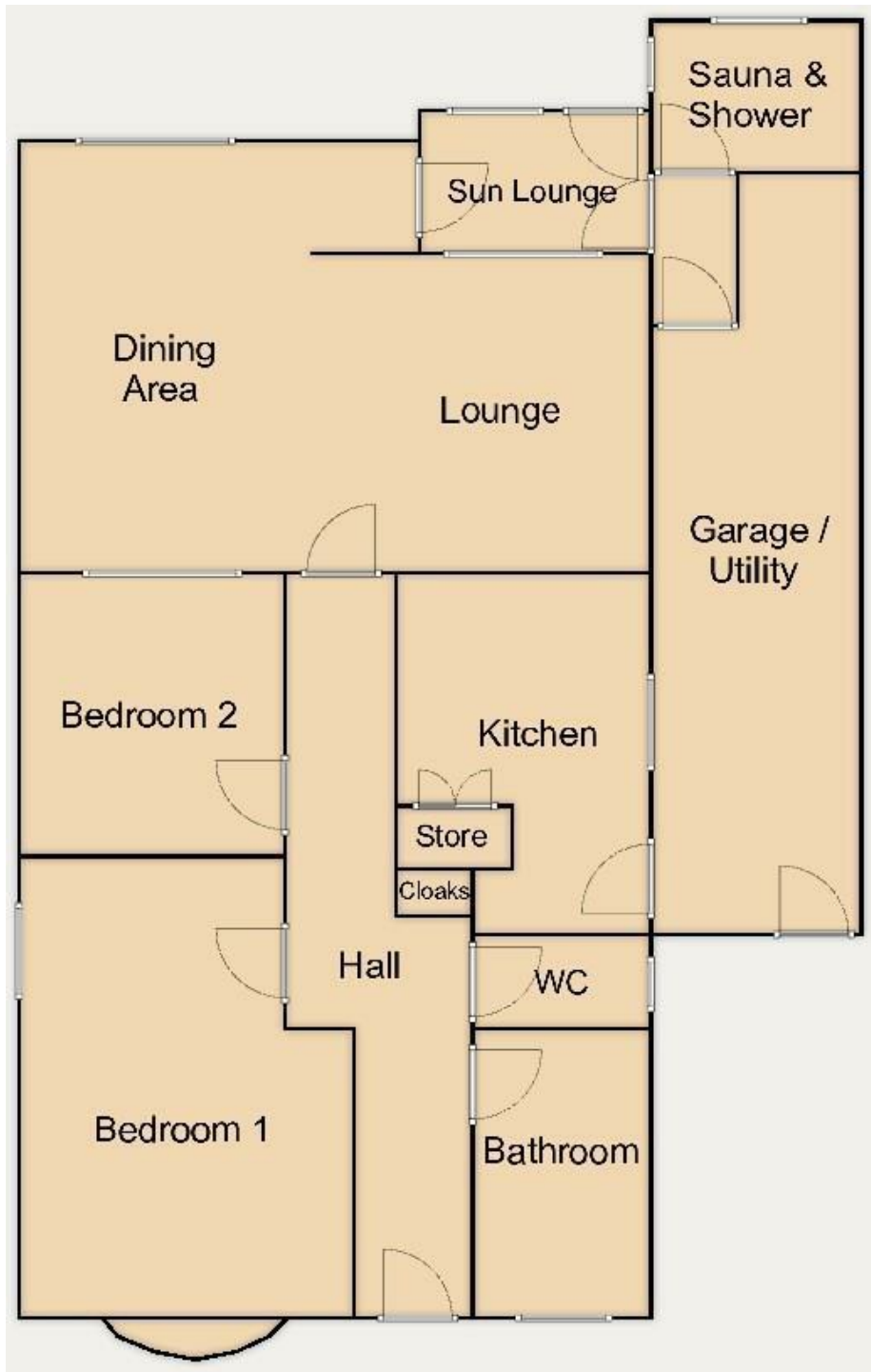
GENERAL INFORMATION

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			
(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		