

CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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11 Wallheath Lane, Stonnall, WS9 9HP Offers Over £325,000

A particularly spacious, extended, traditional style semi detached family residence offering tremendous scope and potential to further extend, occupying a large plot with superb open views across open countryside.

* Semi Rural Village Location * Tremendous Potential * Reception Hall * Extended Lounge * Separate Dining Room * Extended Kitchen * Ground Floor WC * Three Bedrooms * Bathroom * Separate WC * Side Garage & Extensive Off Road Parking * Large Fore & Rear Gardens * Gas Central Heating System * PVCu Double Glazing * No Upward Chain

Council Tax Band D
Local Authority - Lichfield



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Company Number: 11253248



11 Wallheath Lane, Stonnall



Superb Open Aspect to Front



Reception Hall



Extended Lounge



Extended Lounge



Separate Dining Room

11 Wallheath Lane, Stonnall



Separate Dining Room



Extended Kitchen



Extended Kitchen



First Floor Landing



First Floor Landing



Bedroom One

11 Wallheath Lane, Stonnall



Bedroom One



Bedroom Two



Bedroom Two



Bedroom Three



Bathroom

11 Wallheath Lane, Stonnall



Separate WC



Large Rear Garden



Large Rear Garden



Rear Elevation



Deep Fore Garden

11 Wallheath Lane, Stonnall

An internal inspection is essential to begin to fully appreciate the full potential offered by this spacious, extended, traditional style semi detached residence that occupies a large plot enjoying superb open views across open countryside within this highly sought after semi rural village location.

This is a genuinely rare opportunity to acquire an individual property that has been occupied by the same owner for over 60 years.

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 area is well served for leisure facilities with Oak Park Leisure Centre in Walsall Wood and cricket and hockey clubs behind the church at The Green, Aldridge and Druids Heath Golf Club off Stonnall Road, Aldridge.

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

RECEPTION HALL

PVCu double glazed entrance door, central heating radiator, ceiling light point and storage cupboard off with light point and window to side.

EXTENDED LOUNGE

6.50m x 3.28m (21'4 x 10'9)

PVCu double glazed sliding patio door leading to the rear gardens, two central heating radiators, two ceiling light points and two wall light points.

DINING ROOM

3.84m x 3.28m (12'7 x 10'9)

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

EXTENDED KITCHEN

4.98m x 2.29m (16'4 x 7'6)

PVCu double glazed window to rear elevation, range of fitted wall, base units and drawers, working surfaces with tiled surround, stainless steel single drainer sink unit, space and plumbing for washing machine, space for additional appliances, two fluorescent strip lights, quarry tiled floor, central heating radiator and under stairs pantry off with fitted shelving, light point and window to side.

REAR LOBBY

having door leading to the rear gardens, sky light window, storage cupboard off and

GROUND FLOOR WC

having WC, light point and window.

FIRST FLOOR LANDING

PVCu double glazed frosted window to side elevation and ceiling light point.

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BEDROOM ONE

3.96m x 3.28m (13'0 x 10'9)

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

BEDROOM TWO

3.76m x 3.28m (12'4 x 10'9)

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

BEDROOM THREE

2.36m x 2.29m (7'9 x 7'6)

PVCu double glazed window to front elevation, central heating radiator, ceiling light point and wall mounted "Vaillant" central heating boiler.

BATHROOM

PVCu double glazed frosted window to side elevation, panelled bath with mixer tap and shower attachment fitted, pedestal wash hand basin, tiled walls, ceiling light point and airing cupboard off.

SEPARATE WC

PVCu double glazed frosted window to side elevation, WC, half tiled walls, ceiling light point and loft access.

OUTSIDE

SIDE GARAGE

5.54m x 3.05m (18'2 x 10'0)

double opening doors to front, light point and door leading to the rear lobby.

DEEP FORE GARDEN

having driveway providing off road parking for several vehicles. lawn, mature well stocked border and shrubs, superb open aspect to front and side access leading to:

LARGE REAR GARDEN

being mainly lawned with mature well stocked borders, trees and shrubs.

GENERAL INFORMATION

NOTE A member of Chris Foster & Daughter has a personal interest in the sale of this property.

We understand the property is Freehold with vacant possession upon completion.

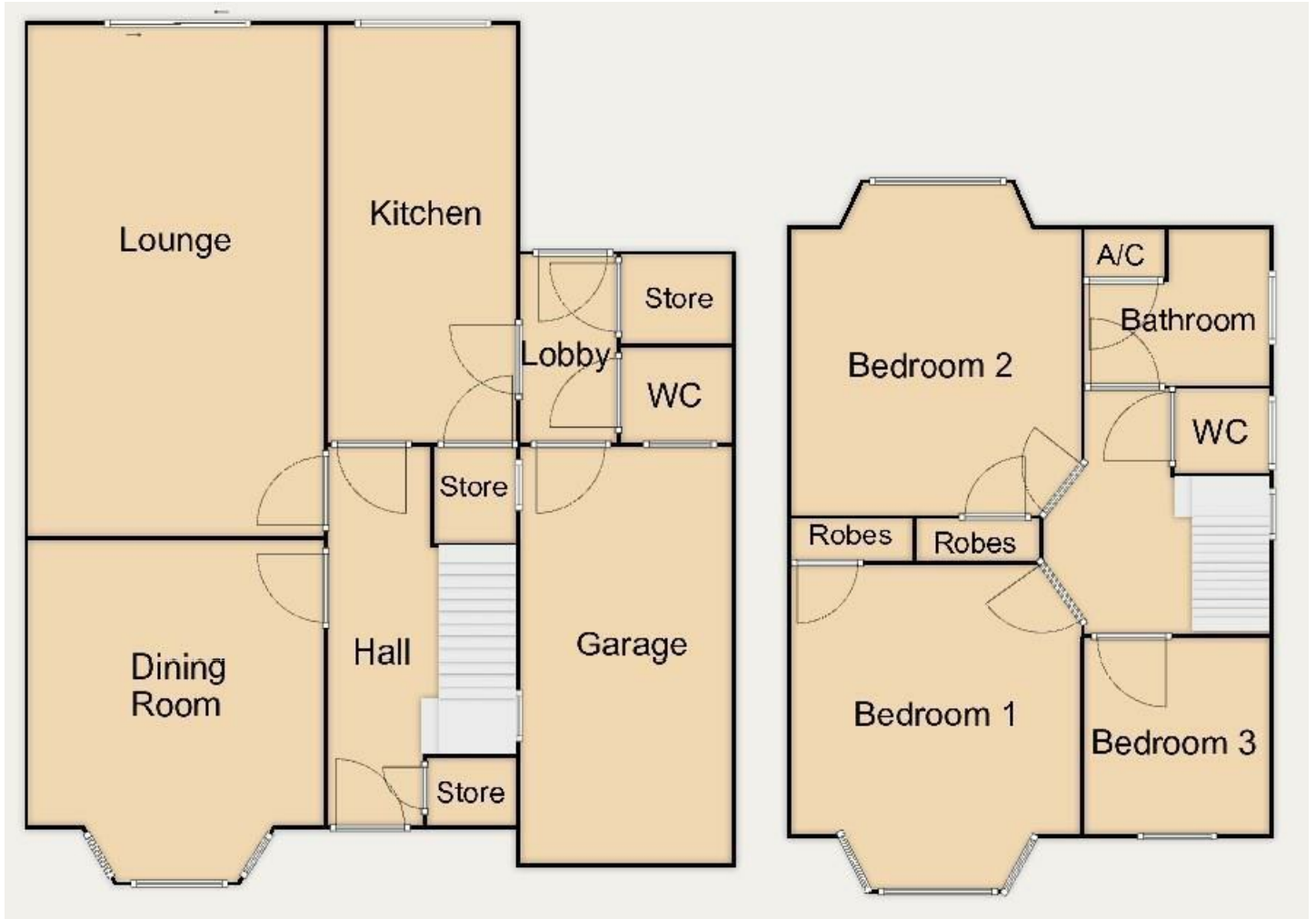
SERVICES All main services are connected together with telephone point subject to the usual regulations. A plentiful supply of power points are installed throughout the property.

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

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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	