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84 Druids Walk, Walsall Wood, WS9 9JS Guide Price £199,950

A 3 bedroom semi detached family residence in need of general modernisation situated on a generous corner plot in this sought after residential location within easy reach of local amenities.

* Entrance Hall * Lounge * Kitchen / Diner * Utility * Ground Floor Wet Room * 3 Bedrooms * Bathroom * Gas Central Heating * Corner Plot * Off Road Parking For Several Vehicles

Council Tax Band B
Local Authority - Walsall



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Company Number: 11253248



84 Druids Walk, Walsall Wood



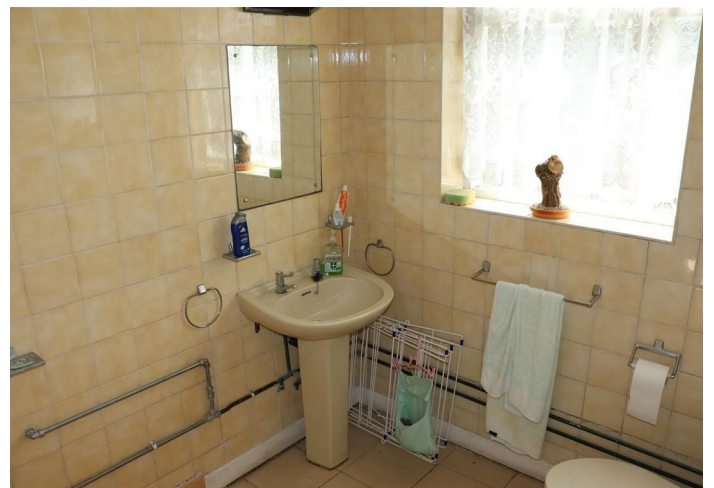
Lounge



Kitchen / Diner



Rear Lobby



Ground Floor Wet Room

84 Druids Walk, Walsall Wood



Bedroom One



Bedroom Two



Bedroom Three



Bathroom



Rear Garden



Rear Elevation

84 Druids Walk, Walsall Wood



Rear Garden



Large Frontage



Large Frontage

84 Druids Walk, Walsall Wood

An internal inspection is highly recommended to begin to fully appreciate the full potential offered by this semi detached family residence that is in need of general modernisation. The property is situated on a generous sized corner plot in this sought after residential location 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 comprises the following:

RECEPTION HALL

having frosted glass entrance door to side elevation, ceiling light point and central heating radiator.

LOUNGE

5.23m x 3.02m (17'02 x 9'11)

having windows to front and side elevations, two ceiling light points, central heating radiator and feature fireplace.

KITCHEN / DINER

4.42m x 3.15m (14'06 x 10'04)

having window to rear elevation, two ceiling light points, range of fitted wall, base units and drawers, working surfaces with inset stainless steel drainer sink having mixer tap over and tiled splash backs, space for oven, central heating radiator, feature fireplace and under stairs cupboard off.

REAR LOBBY

having frosted glass windows and doors to front and side elevations, ceiling light point, central heating radiator and wall mounted 'Glow worm' central heating combination boiler.

GROUND FLOOR WET ROOM

having frosted glass window to rear elevation, ceiling light point, central heating radiator, WC, pedestal wash hand basin, electric 'Triton' shower fitted, tiled walls and flooring.

UTILITY

having ceiling light point, space and plumbing for washing machine, tiled walls and flooring.

WORKSHOP / STORE

having windows to front and rear elevations, and ceiling light point.

SPLIT LEVEL FIRST FLOOR LANDING

having two windows to side elevation, ceiling light point, storage cupboard off and loft access.

BEDROOM ONE

4.19m x 2.92m (13'09 x 9'07)

having window to front elevation, ceiling light point and central heating radiator.

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BEDROOM TWO

3.30m x 3.18m (10'10 x 10'05)

having window to rear elevation, ceiling light point and central heating radiator.

BEDROOM THREE

3.05m x 2.18m (10'00 x 7'02)

having windows to front and side elevations, ceiling light point and central heating radiator.

BATHROOM

having frosted window to rear elevation, ceiling light point, WC, pedestal wash hand basin, panelled bath having mixer tap with shower attachment over, central heating radiator and tiled walls.

OUTSIDE

FORE GARDEN

large frontage having gated off road parking for several vehicles, two lawned areas, useful shed and hedged borders.

REAR GARDEN

having slabbed patio area, lawned area and fenced and bricked borders.

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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Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	
(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	