

CHRIS FOSTER & Daughter

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61 Barrow Close, Walsall Wood, WS9 9BS Guide Price £295,000

A particularly spacious and extremely well presented modern three storey four bedroom end town house family residence occupying an excellent position with canal views on this sought after residential development.

* Reception Hall * Guest Cloakroom * Modern Fitted Dining/Kitchen * Dining/Sitting Room * Lounge * Four Bedrooms * En Suite Shower Room * Family Bathroom * Garage & Off Road Parking to Rear * Gas Central Heating System * PVCu Double Glazing * No Upward Chain

Council Tax Band D
Local Authority - Walsall

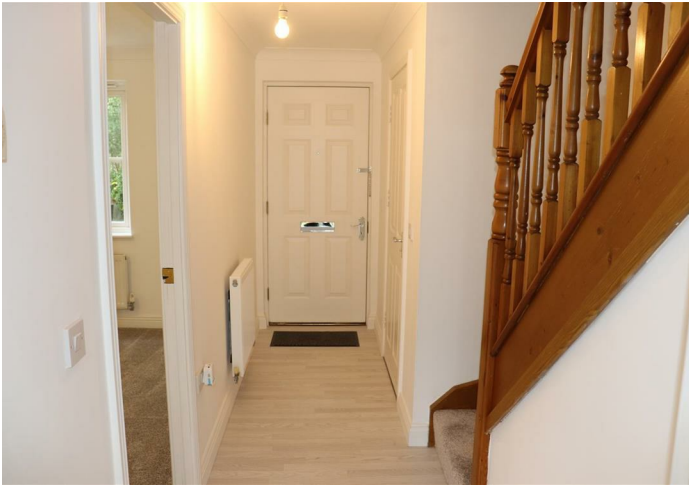


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Company Number: 11253248



61 Barrow Close, Walsall Wood



Reception Hall



Guest Cloakroom



Fitted Dining/Kitchen



Fitted Dining/Kitchen



61 Barrow Close, Walsall Wood



Dining/Sitting Room



Lounge



Lounge



Bedroom One

61 Barrow Close, Walsall Wood



Bedroom One



En Suite



Bedroom Two



Bedroom Three



61 Barrow Close, Walsall Wood



Bedroom Four



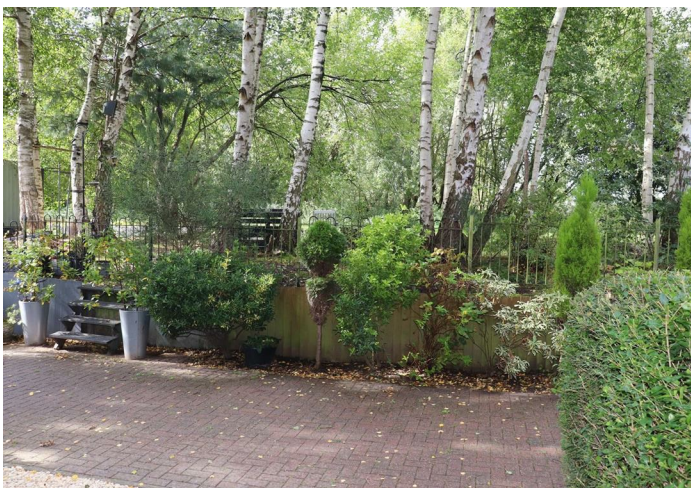
Bathroom



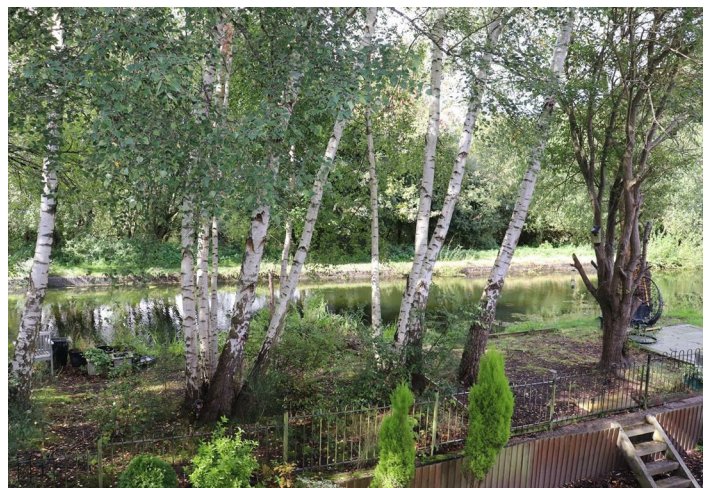
Rear Garden



Rear Garden And Garage Beyond



Fore Garden



61 Barrow Close, Walsall Wood

An internal inspection is essential to begin to fully appreciate this particularly spacious and extremely well presented, modern, three storey end town house family residence that occupies an excellent position with canal views on this sought after development 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 PVCu double glazing briefly comprises the following:

CANOPY PORCH

leading to:

RECEPTION HALL

having entrance door, laminate floor covering, central heating radiator and ceiling light point.

GUEST CLOAKROOM

PVCu double glazed frosted window to front elevation, WC, pedestal wash hand basin with tiled splash back, laminate floor covering, central heating radiator and ceiling light point.

MODERN FITTED DINING/KITCHEN

4.57m x 4.57m (15'0 x 15'0)

PVCu double glazed window and double opening doors leading to the rear elevation, tiled floor, central heating radiator, two ceiling light points, range of modern fitted wall, base units and drawers, working surface with tiled surround and inset stainless steel single drainer sink having mixer tap over, built in brand new electric oven, separate gas hob with extractor canopy over, space for appliances, wall mounted "Ideal" central heating boiler housed in matching unit and central heating timer controls.

DINING/SITTING ROOM

3.53m x 2.46m (11'7 x 8'1)

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

FIRST FLOOR LANDING

ceiling light point, central heating radiator and airing cupboard off.

LOUNGE

4.57m x 3.81m (15'0 x 12'6)

two PVCu double glazed windows to rear elevation, feature fireplace, two central heating radiators and two ceiling light points.

61 Barrow Close, Walsall Wood

BEDROOM ONE

3.66m x 2.59m (12'0 x 8'6)

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

EN SUITE SHOWER ROOM

PVCu double glazed frosted window to front elevation, tiled shower enclosure, pedestal wash hand basin, WC, laminate floor covering, central heating radiator, ceiling light point and extractor fan.

SECOND FLOOR LANDING

ceiling light point and storage cupboard off.

BEDROOM TWO

3.78m x 2.59m (12'5 x 8'6)

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

BEDROOM THREE

3.05m x 2.59m (10'0 x 8'6)

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

BEDROOM FOUR

2.74m x 1.93m (9'0 x 6'4)

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

FAMILY BATHROOM

PVCu double glazed frosted window to rear elevation, panelled bath with shower over, tiled surround and shower screen fitted, pedestal wash hand basin, WC, laminate floor covering, central heating radiator, ceiling light point and extractor fan.

OUTSIDE

SINGLE GARAGE TO REAR

OFF ROAD PARKING FOR TWO VEHICLES

FORE GARDEN

having pebbled frontage and additional raised area at canal side with trees and shrubs.

ENCLOSED REAR GARDEN

with gated side access, paved patio, lawn and useful shed.

GENERAL INFORMATION

We understand the property is Freehold. The single garage is leasehold however there is no ground rent or service charge payable.

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.

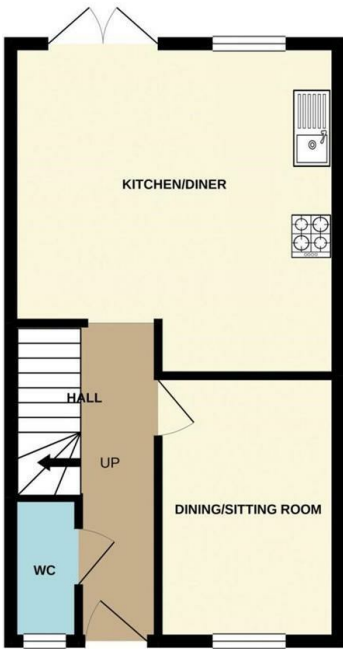
FIXTURES AND FITTINGS All items specified in these sales particulars pass with the property. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Buyers are advised to obtain verification from their Solicitor or

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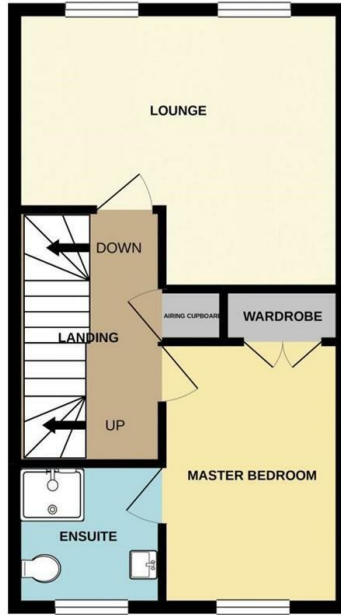
Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. Buyers are advised to obtain verification from their Solicitor. Misrepresentation Act 1967 These particulars, whilst believed to be correct, are provided 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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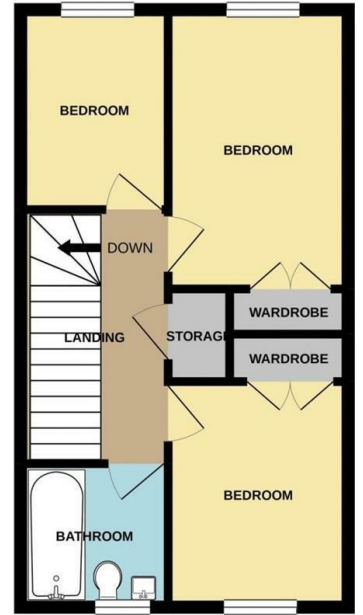
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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		