

# CHRIS FOSTER & Daughter

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## 39 Westwick Close, Stonnall, WS9 9EA Guide Price £329,950

An extremely well maintained and presented Semi Detached Bungalow occupying an excellent Cul-De-Sac position within this highly sought after Semi Rural Village location.

\* Reception Hall \* Impressive Lounge/Dining Room \* Conservatory With Insulated Roof \*  
Luxury Fitted Kitchen \* Two Good Size Bedrooms \* Luxury Fitted Shower Room \* Recessed  
Side Garage and Ample Off Road Parking \* Landscaped Gardens \* Gas Central Heating System  
\* PVCu Double Glazing \* Viewing Essential

Council Tax Band C  
Local Authority - Lichfield



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Company Number: 11253248





## 39 Westwick Close, Stonnall



**Impressive Lounge/Dining Room**



**Impressive Lounge/Dining Room**



**Conservatory**



**Luxury Re-Fitted Kitchen**



**Bedroom One**



## 39 Westwick Close, Stonnall



Bedroom One



Bedroom Two



Luxury Shower Room



Landscaped Rear Garden



Rear Elevation

# 39 Westwick Close, Stonnall

An internal inspection is essential for the discerning purchaser to begin to fully appreciate this superbly appointed Semi Detached Bungalow residence that has been extensively improved by the present owner. The property occupies an excellent quiet Cul-De-Sac position within this highly sought after Semi Rural Village location with essential amenities close at hand.

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**

composite entrance door, central heating radiator, central heating thermostat, ceiling light point laminate floor covering and loft access.

## **IMPRESSIVE LOUNGE/DINING ROOM**

5.28m x 3.84m (17'4 x 12'7)

feature fireplace with gas coal effect fire fitted and display lighting, ceiling light point, two wall light points, two central heating radiators, ceiling coving, Oak effect laminate floor covering and PVCu double glazed double opening doors leading to:

## **CONSERVATORY**

3.84m x 2.97m (12'7 x 9'9)

having an insulated roof, PVCu double glazed double opening doors and windows to the rear elevation, central heating radiator, tiled floor and inset ceiling spot lights.

## **LUXURY RE-FITTED KITCHEN**

2.31m x 2.03m (7'7 x 6'8)

PVCu double glazed window to rear elevation, PVCu double glazed door leads to the side elevation, range of luxury fitted wall, base units and drawers, working surfaces with inset stainless steel single drainer sink with mixer tap over, built in electric oven and hob with extractor canopy over, space and plumbing for automatic washing machine, space for fridge/freezer, laminate floor covering, ceiling light point and skirting level heater.

## **BEDROOM ONE**

4.78m max x 3.51m (15'8 max x 11'6)

PVCu double glazed bow window to front elevation, ceiling light point, laminate floor covering, range of fitted wardrobes to one wall and central heating radiator.

# 39 Westwick Close, Stonnall

## BEDROOM TWO

3.51m x 2.51m (11'6 x 8'3)

PVCu double glazed bow window to front elevation, laminate floor covering, ceiling light point, central heating radiator and storage cupboard off.

## LUXURY SHOWER ROOM

PVCu double glazed frosted window to side elevation, corner shower cubicle, WC, vanity wash hand basin with storage cupboard and drawers below, central heating radiator, extractor fan, ceiling light point, ceiling coving, tiled walls, laminate floor covering and airing cupboard off housing the "Vaillant" wall mounted combination central heating boiler.

## OUTSIDE

### FORE GARDEN

neat lawn with inset shrubs, Tarmacadam driveway and double opening wrought iron gates leading to:

### ADDITIONAL PARKING AREA

with outside tap and access to:

### RECESSED SIDE GARAGE

4.93m x 2.49m (16'2 x 8'2)

having double opening doors to front, PVCu double glazed door and window to side, fitted wall units and fluorescent strip light.

### LANDSCAPED REAR GARDEN

with gated side access, paved patio, external lighting, shaped lawn with well stocked attractive borders, displays and shrubs, timber fencing and useful shed.

## 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
Very energy efficient - lower running costs		
(92 plus) A		87
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		